



Towngate Road Worrall Sheffield S35 0AR  
Offers Around £500,000

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**\*\* SOUTH FACING GARDEN \*\* NO CHAIN \*\*** Located in the sought after village of Worrall and situated near the end of this quiet cul-de-sac position on a good size plot is this four bedroom, detached dormer bungalow which enjoys lovely gardens and benefits from off-road parking, double length garage, uPVC double glazing and gas central heating throughout. The property has been granted Outline Planning Permission number 21/01771/OUT to build one dwelling house. In brief, the spacious living accommodation comprises of entrance door which opens into the entrance hall with under stair storage cupboard. Access into the lounge, two good size bedrooms, dining room and bathroom. The lounge has a gas fire set in an attractive surround, the large front window fills the room with natural light. The dining room has access into the kitchen/breakfast room. The kitchen has a range of wall, base and drawer units with a complimentary work surface which incorporates the sink and drainer. Integrated appliances include fridge, freezer and dishwasher. Free-standing cooker. Storage cupboard. Utility/pantry with housing and plumbing for a washing machine and tumble dryer. Side entrance porch with uPVC entrance door and access to a WC. The four piece bathroom comprises bath, separate shower cubicle. WC and wash basin. From the entrance hall, a staircase rises to the first floor landing and access into a storage cupboard and two further good size bedrooms both benefiting from fitted wardrobes.

- VIEWING RECOMMENDED
- FOUR BEDROOMS
- SOUGHT AFTER LOCATION
- DRIVEWAY, GARAGE & WORKSHOP
- FREEHOLD & NO CHAIN
- OUTLINE PLANNING TO BUILD A DWELLING





**OUTSIDE**

A gate opens to a path leading to the property. Lawned mature gardens with planted borders, a variety of trees, patio area and a summer house. A driveway which provides off street parking for 3 cars leading to the double length garage including a work shop. A patio rear garden with stone shed.

**LOCATION**

Located in the much sought after village of Worrall with excellent amenities close by including post office, general store, local pubs. Regular public transport. Excellent catchment for schools including Bradfield Secondary and Oughtibridge Primary. Beautiful country walks.

**NOTES**

The property is Freehold and is currently Council Tax Band E. The property has been granted Outline Planning Permission number 21/01771/OUT to build one dwelling house.

**VALUER**

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 150.3 sq. metres (1617.6 sq. feet)

**Crookes  
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245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91) <b>A</b>			
(81-61) <b>B</b>			
(55-50) <b>C</b>			
(45-40) <b>D</b>			
(35-34) <b>E</b>			
(21-16) <b>F</b>			
(1-10) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	82	61

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-61) <b>A</b>			
(55-50) <b>B</b>			
(45-40) <b>C</b>			
(35-34) <b>D</b>			
(21-16) <b>E</b>			
(1-10) <b>F</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	78	54