

Saxton Mee



Wharncliffe Avenue Wharncliffe Side Sheffield S35 0DY
Offers Around £180,000

St Luke's
Sheffield's Hospice

Wharncliffe Avenue

Sheffield S35 0DY

Offers Around £180,000

**** FREEHOLD ** NO CHAIN **** Situated in this popular residential area and enjoying attractive views over Wharncliffe Woods is this three bedroom, semi detached property which enjoys front and rear gardens and benefits from off-road parking, uPVC double glazing and gas central heating. In brief, the living accommodation comprises: uPVC entrance door which opens into the entrance hall. Access into the lounge with gas fire and a large front window which fills the room with natural light. Kitchen having a range of wall, base and drawer units with complementary work surfaces which incorporate the sink, drainer and the four ring hob. Integrated electric oven, housing and plumbing for a washing machine and fridge freezer. Access into the dining room again with a gas fire. uPVC sliding doors then open into the garden room with a uPVC door opening onto the rear garden. From the kitchen, access into the side entrance lobby with access to two outbuildings, one with power and space for a tumble dryer. Downstairs WC. From the entrance hall, a staircase rises to the first floor landing with access into the loft space and the three bedrooms, all benefiting from storage cupboards. Shower room comprising shower cubicle, WC and wash basin.

- VIEWING RECOMMENDED
- THREE BEDROOM SEMI
- STUNNING REAR VIEWS OVER WHARNCLIFFE WOODS
- GOOD SIZE REAR GARDEN
- DOWNSTAIRS WC
- OFF-ROAD PARKING





OUTSIDE

To the front is a garden and driveway. A fully enclosed rear garden with a large wooden decked terrace and lawn.

LOCATION

The villages of Wharncliffe Side and Oughtibridge are close by with local amenities including a Co-op. Wharncliffe Primary & Nursery School. A short car journey into Stocksbridge and Fox Valley Shopping Centre as well as Sheffield City Centre with its excellent amenities, Universities and Hospitals. Good motorway links and public transport. Train station 25 minute journey. Beautiful county walks including Ewden Dam.

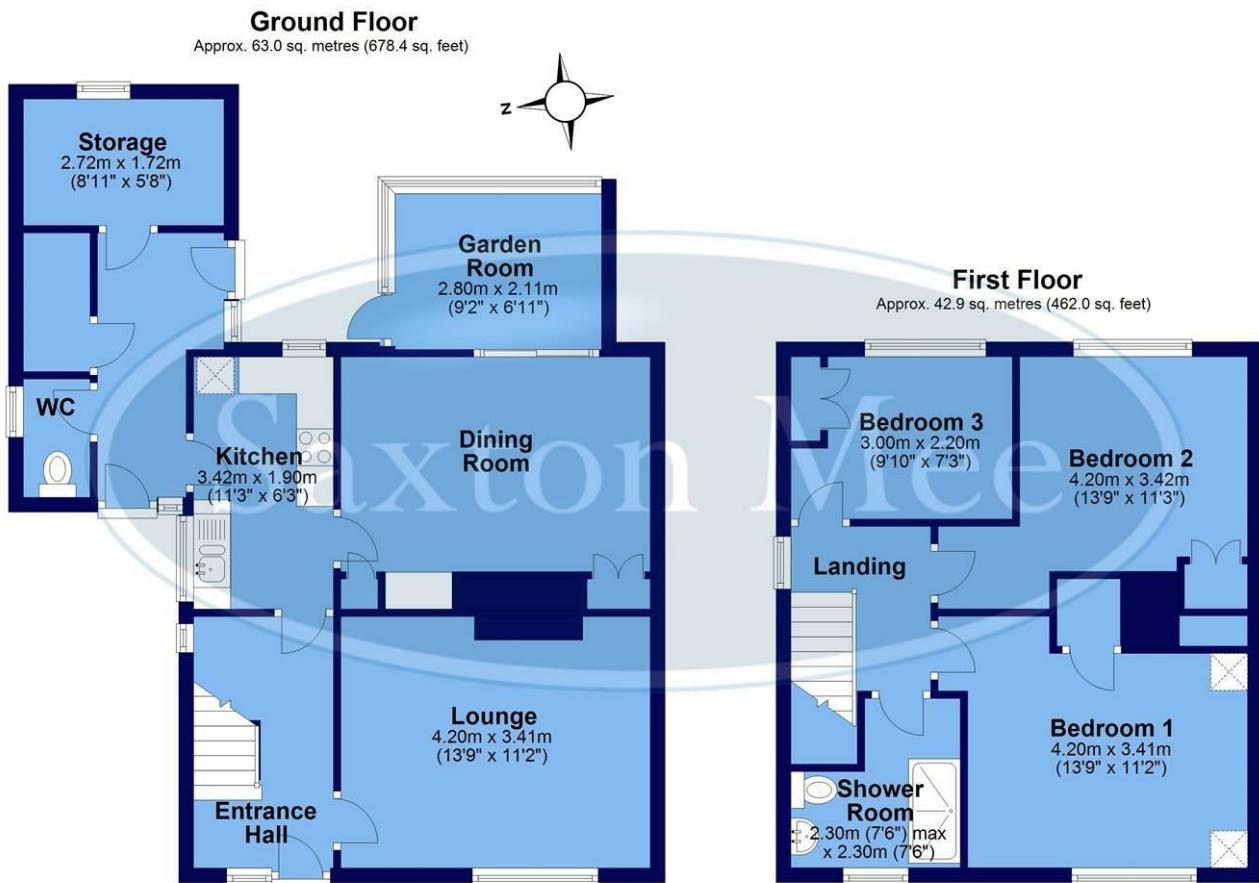
NOTES

The property is Freehold and currently Council Tax Band A.

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.



**Crookes
Hillsborough
Stocksbridge**

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
T: 0114 287 0112

www.saxtonmee.co.uk



onTheMarket.com

st luke's
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A1 plus) A	83
(B1-B4) B	68
(C5-C8) C	64
(D9-D11) D	79
(E12-E14) E	
(F15-F17) F	
(G18-G20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (A1 plus) A	64
(B1-B4) B	83
(C5-C8) C	79
(D9-D11) D	
(E12-E14) E	
(F15-F17) F	
(G18-G20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC