



Northwood Drive Wadsley Park Village Sheffield S6 1RX
Offers Around £475,000

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**** SOUTH-WEST FACING REAR GARDEN ** FREEHOLD **** Situated on this quiet cul-de-sac in this prime position on the popular Wadsley Park Village is this spacious four bedroom, three bath/shower room, two reception room detached property which enjoys a south-west facing rear garden and benefits from a triple driveway, a converted garage, uPVC double glazing, a new boiler and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front composite door into the entrance hall with a downstairs WC and a storage cupboard. Access into the utility, lounge, dining room and kitchen/breakfast room. The utility forms part of the garage with fitted cupboards, a worktop which incorporates the sink and drainer along with housing and plumbing for a washing machine, tumble dryer and the gas boiler. The well proportioned lounge has a bay window allowing lots of natural light. The dining room has uPVC French doors opening onto the rear garden, providing a perfect extension for indoor/outdoor dining. The kitchen/breakfast room has a range of wall, base and drawer units with a contracting worktop which incorporates the sink and drainer. There is an integrated dishwasher, housing a for a Range cooker with extractor above along with housing and plumbing for an American style fridge freezer. Rear uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into a useful loft space, a storage cupboard, the four bedrooms and the family bathroom. The principal bedroom has three front facing windows, fitted wardrobes and an en suite shower room. Bedroom two has a walk-in wardrobe and an en suite shower room. Bedrooms three and four are to the rear aspect. The modern and contemporary bathroom has a three piece suite including bath with electric shower, WC and wash basin.

- EARLY VIEWING ADVISED
- IDEAL FAMILY HOME
- FOUR BEDROOMS, TWO WITH EN SUITE SHOWER ROOMS
- FAMILY BATHROOM
- WELL PROPORTIONED LOUNGE WITH A BAY WINDOW
- DINING ROOM & KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS WC
- SOUTH-WEST FACING REAR GARDEN
- TRIPLE DRIVEWAY
- CONVERTED GARAGE





OUTSIDE

Situated near the end of this quiet cul-de-sac position. A block paved driveway provides off-road parking for up to three cars. The garage has been converted to a store and utility with an up and over door. Access down the side of the property which leads to the fully enclosed rear garden and includes a lawn, wooden decked seating area, gravelled area and a garden shed.

LOCATION

The property is located in the popular residential area of Wadsley Park Village with regular public transport including the Supertram Terminus. Within catchment of good reputable schools and nurseries. Middlewood Park, Hillsborough Park and Hillsborough Leisure Centre close by. Close to the Middlewood Road shops including Asda. Easy access into Hillsborough itself boasting an abundance of amenities including butchers, bakers, greengrocers, occasion wear clothes shop, beauty salons and Art Gallery. Fairlawns medical centre and dentist, five minutes away.

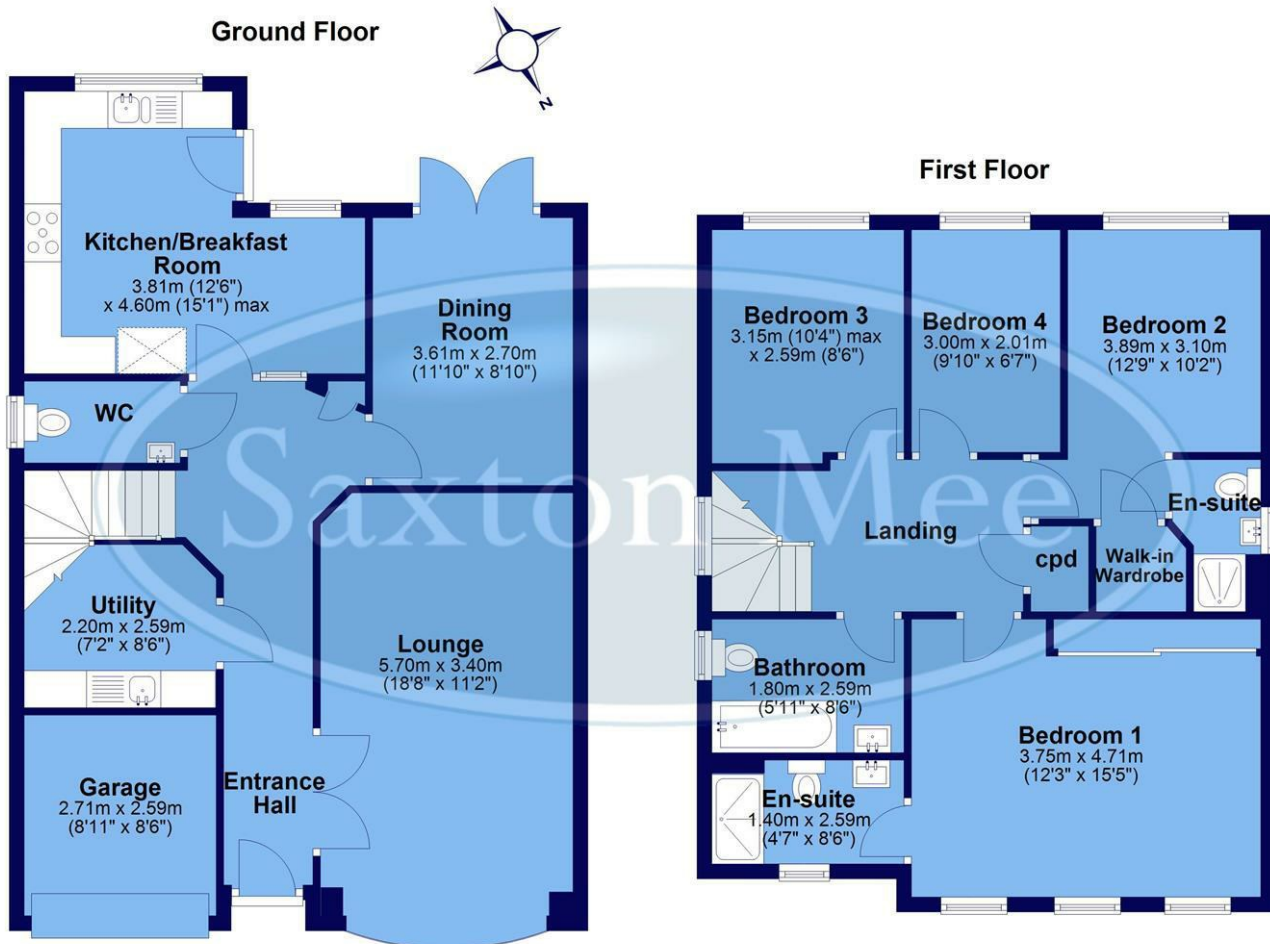
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

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.



All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
77	81	77	78

Energy Efficiency Rating

Very energy efficient - lower running costs

(92-101) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

(81-91) **A**

(69-80) **B**

(55-68) **C**

(39-54) **D**

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Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC