



Wadsley Lane Wadsley Sheffield S6 4EF  
Offers Around £299,500



## Wadsley Lane

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**Offers Around £299,500**

**\*\* FREEHOLD \*\*** Situated on this good size plot in the popular residential area of Wadsley is this three bedroom, bay fronted detached property which enjoys front and rear gardens and benefits from a driveway providing ample off road, garage, uPVC double glazing and gas central heating. Renovations include new flooring and decorated throughout. In brief, the living accommodation briefly comprises of front entrance door which opens into the entrance hall with access into the downstairs WC, lounge and kitchen diner. The well proportioned lounge has a large bay window filing the room with natural light. Spacious kitchen diner, the kitchen area having a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring gas hob with extractor above. Integrated electric oven. Ample space for a dining table and chairs. Access into the integral garage. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms, the master benefiting from a row of fitted wardrobes. Good size four piece suite bathroom comprising bath, separate shower cubicle, WC and wash basin.

- VIEWING ESSENTIAL
- IDEAL FAMILY HOME
- RECENTLY RENOVATED
- THREE BEDROOMS
- SPACIOUS LIVING ACCOMMODATION
- EXCELLENT LOCATION







## OUTSIDE

To the front is a driveway providing ample off road parking. Garden area. To the rear is a patio area.

## LOCATION

The property is situated in the popular area of Wadsley, close to all local amenities, good reputable schools and public transport facilities. The Peak District is a few minutes drive away and Wadsley and Loxley Common is a short walk away.

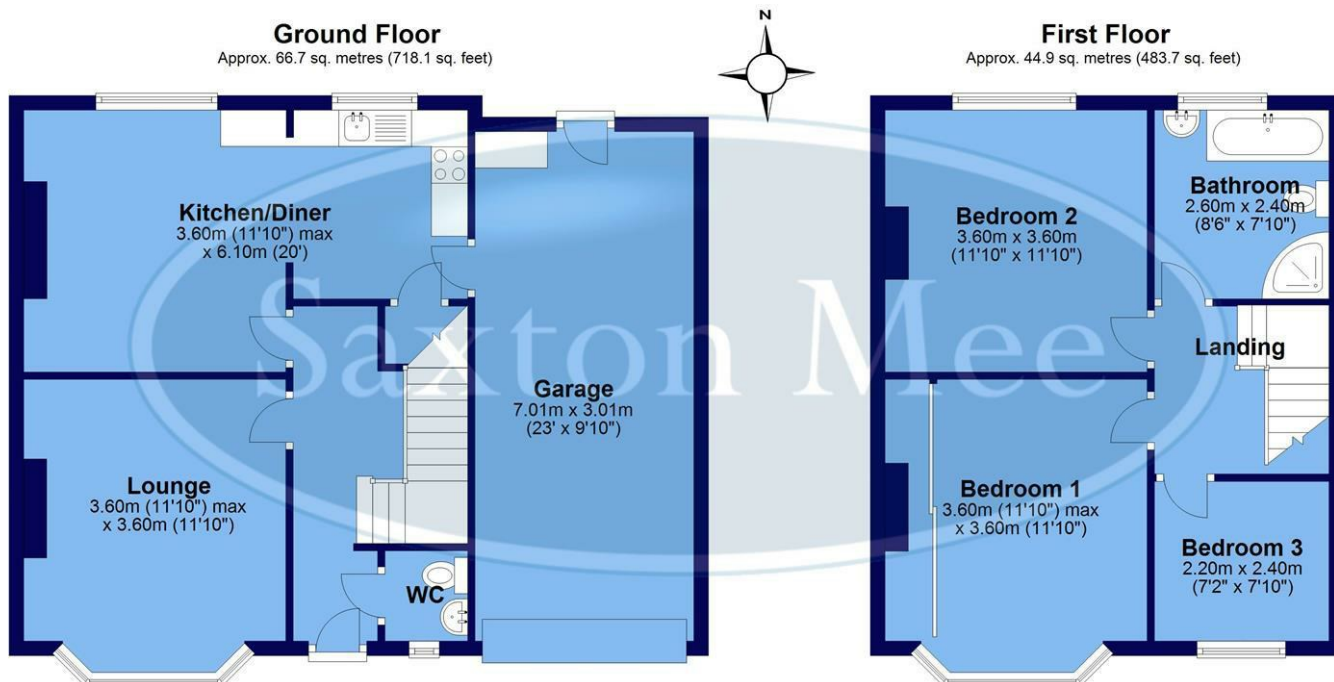
## NOTES

The property is Freehold and currently Council Tax Band D.

## 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	