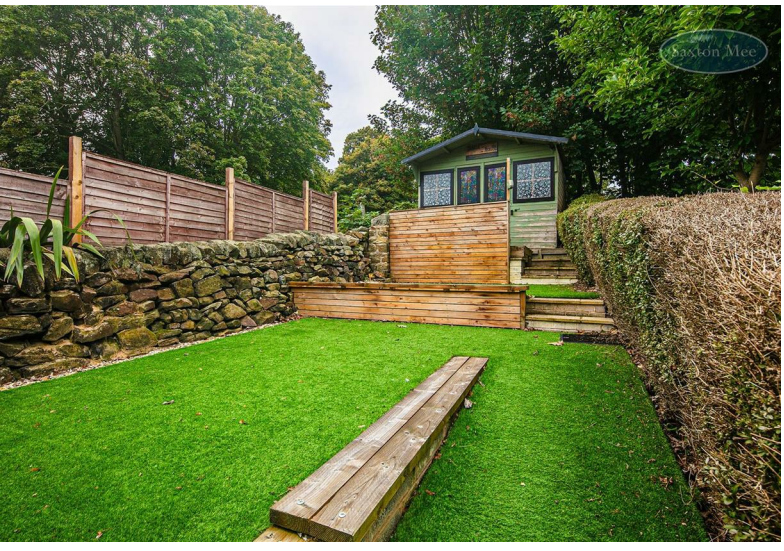
Saxton Mee







Rural Lane Wadsley Sheffield S6 4BL
Guide Price £250,000

St Luke's Sheffield's Hospice

Rural Lane

Sheffield S6 4BL

Guide Price £250,000





GUIDE PRICE £240,000-£250,000 ** FREEHOLD ** This attractive stone-built, bay-fronted three-bedroom terraced property offers generously proportioned accommodation arranged over three levels and enjoys an enviable position backing onto Wadsley Common, with pleasant views and direct access to the surrounding countryside.

The property benefits from gas central heating, no third-party access across the rear, and a rear garden featuring a summer house/bar – ideal for entertaining and enjoying the outdoor space.

A rear uPVC entrance door opens into the spacious open-plan kitchen/diner, fitted with a range of units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include a fridge, freezer, electric oven and five-ring hob with extractor above. There is also a fitted washing machine and dishwasher, together with the gas central heating boiler. From the kitchen/diner, there is access to the cellar head, with steps descending to the useful cellar. To the front is a welcoming lounge, featuring an attractive bay window which allows plenty of natural light to flood the room, along with decorative coving to the ceiling.

The first-floor landing provides access to two well-proportioned bedrooms and the family bathroom. The principal bedroom is situated to the front and benefits from a range of fitted wardrobes, drawers and storage cupboards. Bedroom two is another good-sized room, enjoying an outlook over the rear. The family bathroom has tiled walls and is fitted with a white three-piece suite comprising a bath with overhead shower, WC and wash hand basin.

A staircase rises to the third attic bedroom, which provides a versatile and generously sized space. Velux windows to both the front and rear provide excellent natural light and attractive views.

- STONE-BUILT, BAY-FRONTED TERRACE
- THREE GOOD-SIZED BEDROOMS
- ACCOMMODATION OVER THREE FLOORS
- BACKS ONTO WADSLEY COMMON
- PLEASANT VIEWS TO THE REAR
- OPEN-PLAN KITCHEN/DINER
- BAY-WINDOWED LOUNGE
- USEFUL CELLAR
- REAR SUMMER HOUSE/BAR
- NO THIRD-PARTY REAR ACCESS










OUTSIDE
To the front, the property benefits from a low-walled garden area. Shared access leads to the rear garden, with no third-party access across the garden itself. Designed with ease of maintenance, the rear garden features an artificial lawn, a seating area and a summer house/bar.

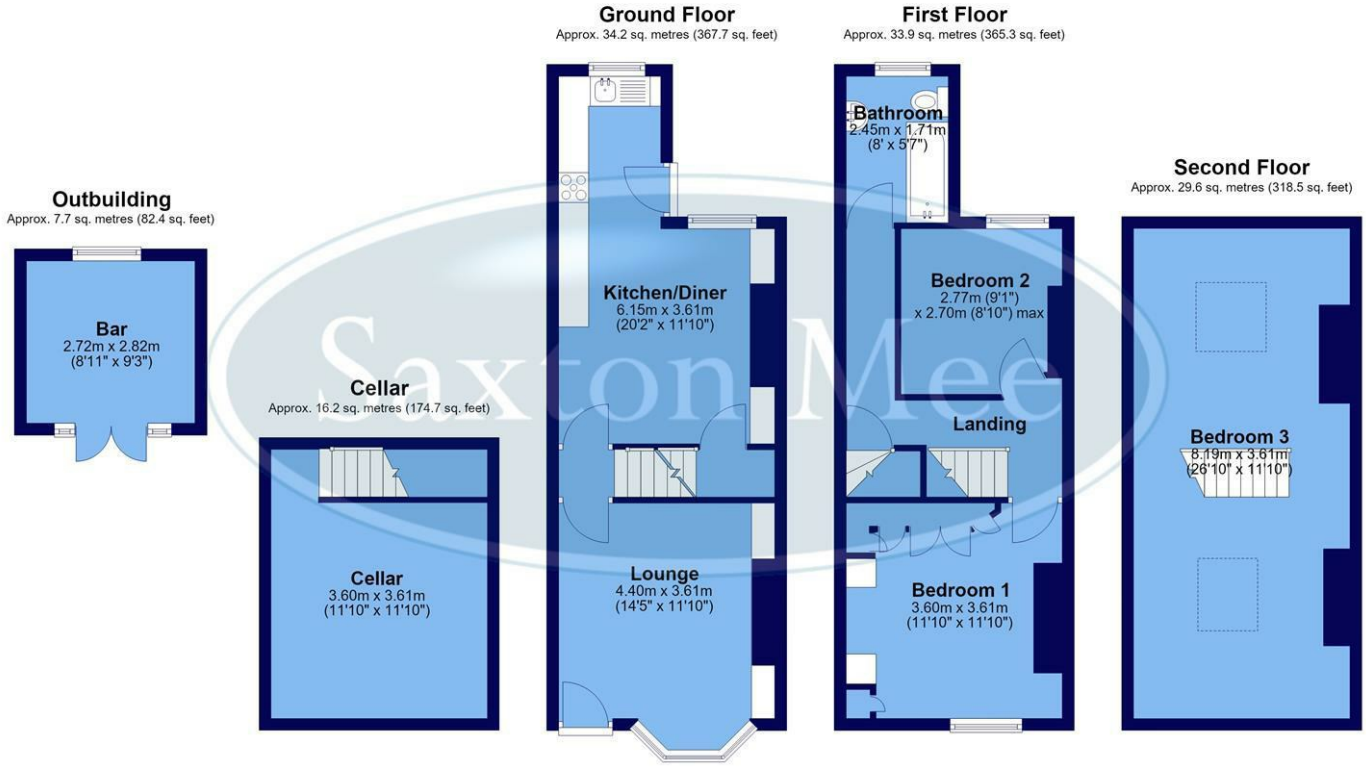
LOCATION
The property is situated in the popular area of Wadsley, close to all local amenities, good reputable schools and public transport facilities. The Peak District is a few minutes drive away and Wadsley and Loxley Common is a short walk away. Hillsborough is a stones throw away with its excellent amenities including including supermarkets, shops, butchers, bakers, greengrocers, hairdressers, beauty salons, coffee bars, public houses, restaurants and takeaways. Hillsborough Park, library and leisure centre close-by. Easy access to Sheffield City Centre.

MATERIAL INFORMATION

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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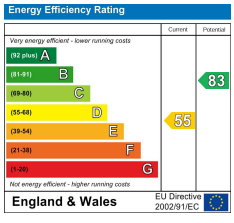


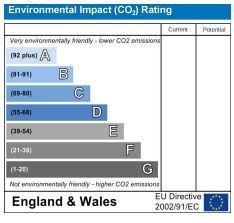
Total area: approx. 121.6 sq. metres (1308.6 sq. feet)

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

Crookes 245 Crookes, Sheffield S10 1TF T: 0114 266 8365
Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112

www.saxtonmee.co.uk





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