



we are  
morfitt**smith**

Queenswood Road,  
Wadsley,  
Sheffield,  
S6 1RR



**A gorgeous 3-bed occupying a breath-taking vantage point over North-West Sheffield:  
Queenswood Road.**

This apartment has been finished to immaculate standard with no expense spared on every possible improvement.





### **Time to explore.**

You will find Queenswood Road at the intersection of two fantastic communities north-west of Sheffield's city centre: Wadsley and Middlewood. This makes Queenswood Road a fantastic spot from which to commute, with good links, reliable bus services, and a SuperTram stop within easy reach. There is a great range of greenery local to this wonderful development too. These include Wadsley Park, Wadsley and Loxley Commons, and the Loxley Valley Community Farm. There are a host of fantastic amenities within close proximity, including a range of delicious dining options in Wadsley and Hillsborough, shopping facilities on Middlewood Road, several reputable schools, and even the Hillsborough Golf Club just minutes away. Queenswood Road is a charming apartment building boasting beautifully maintained grounds and allocated resident's parking facilities, making this an extremely practical choice of home for professionals.

## Step inside your new home.

Queenswood Road is a beautiful example of an apartment in north-west Sheffield, boasting stunning modern fittings throughout. It opens into a hallway with spotless décor, a phone intercom and a modern wooden and metal staircase. Unusually the ground floor of this apartment (the first floor in the development) encompasses the bedrooms and shower room, with the living space upstairs. All three bedrooms are decorated to an impeccable standard. Bedrooms 1 and 2 are generous doubles whereas bedroom 3 is an elegant single that would make a great dressing room, children's room, or home office. The shower room features a pristine 3-piece suite with a generous walk-in shower, and bedroom 1 even has its own en-suite shower room. Upstairs you will find the fabulous open-plan living space, spanning the entire floorplan. This includes a spotless kitchen with lavish fittings, ample cupboards and worktops ideal for food preparation. The space enjoys gorgeous dual aspect with a dormer window and bright skylight to the front and a marvellous Juliet balcony to the rear accessible via French doors, making this the perfect airy spot to relax on a summer's day. The rest of the room is a vast expanse with plenty of capacity for lounge and dining furniture. There is even generous fitted storage.



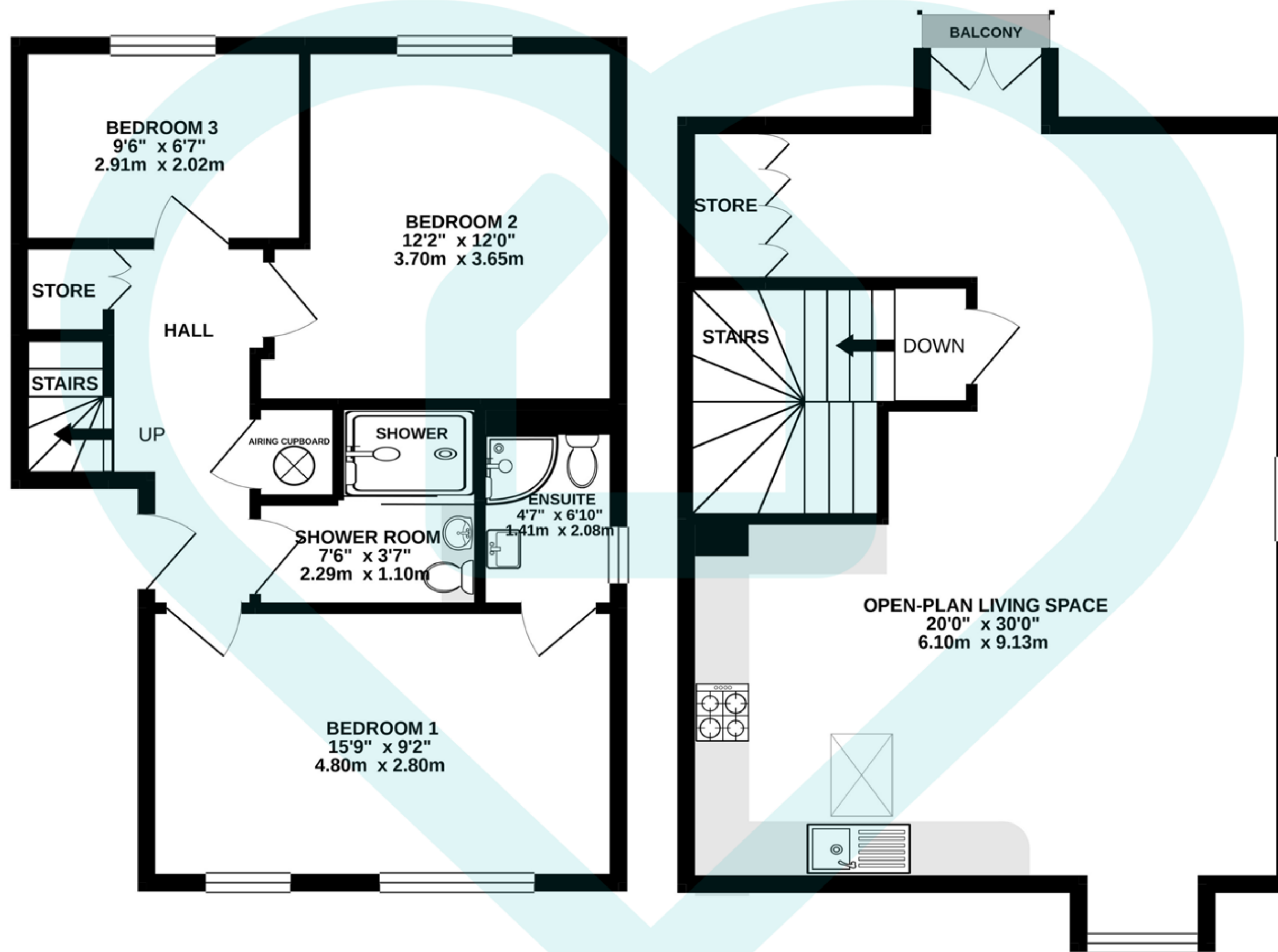






FIRST FLOOR  
499 sq.ft. (46.4 sq.m.) approx.

SECOND FLOOR  
526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant/ purchaser.

Made with Metropix,



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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