



Wainwright Avenue, Sheffield, S13

A fantastic opportunity to purchase this deceptively spacious and modern three bedroom semi-detached property situated on a large plot in a popular area. Having ample off road parking, well maintained garden and conservatory. The property is well positioned for local amenities and main public transport links. With good road networks to Sheffield Parkway and Sheffield City Centre. This property is ideal for first time buyers or small families alike!

**Guide Price £160,000 -
£170,000**

- THREE BEDROOMS
- SEMI-DETACHED
- MODERN THROUGHOUT
- CONSERVATORY
- OFF ROAD PARKING



Property Description

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HALLWAY

Enter through UPVC door into spacious and welcoming hallway with panelling to walls and wood flooring. Ceiling light, radiator and stair rise to first floor landing. Doors to under stairs storage cupboard, lounge and breakfast kitchen.

BREAKFAST KITCHEN

9' 2" x 14' 2" (2.80m x 4.33m)

Fitted with ample modern wall and base units, contrasting worktops and tiled splash backs. Stainless steel circular sink and drainer. Oven, microwave, hob and extractor fan. Integrated fridge. freezer, dishwasher and under counter space for washing machine. Cupboard housing boiler, breakfast bar and tiled flooring. Two ceiling light, radiator and two windows.



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LOUNGE

15' 8" x 10' 9" (4.78m x 3.29m)

A good sized lounge with two feature wallpapered walls and wood flooring. Ceiling light, radiator and TV point. Double doors to conservatory.

CONSERVATORY

10' 4" x 10' 6" (3.15m x 3.22m)

A generous sized great extra living space with solid wood flooring and patio doors to garden.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, feature panelling to walls and loft access. Doors to three bedrooms, bathroom and storage cupboard.



BEDROOM 1

10' 4" x 9' 1" (3.17m x 2.79m)

A good sized double bedroom with feature wallpapered wall, carpet flooring and built in wardrobe. Ceiling light, radiator and window to the front.

BEDROOM 2

9' 1" x 12' 11" (2.77m x 3.94m)

A good sized double bedroom with part wallpapered walls and carpet flooring. Ceiling light, radiator and window to the rear.

BEDROOM 3

6' 5" x 8' 2" (1.98m x 2.50m)

A good sized single bedroom with painted walls and carpet flooring. Ceiling light, radiator and window to the rear.



BATHROOM

6' 5" x 6' 2" (1.98m x 1.88m)

A modern bathroom comprising of shaped bath, closed in shower screen and plumbed in shower. Pedestal sink and close coupled WC. Spot lighting, chrome ladder style radiator and obscure glass window. Part tiled walls and tiled flooring.

OUTSIDE

Situated on a generous sized plot with large block paved driveway with off road parking for three cars. Lawn, flower beds and outside storage cupboard. Side access to rear with well maintained garden, patio surrounding conservatory and lawn. Two patio areas and brick built outhouse.



PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- CCTV SYSTEM

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TOTAL FLOOR AREA: 895 sq ft. (83.1 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MergeFox ©2021.

Tenure

Freehold

Council Tax Band

A

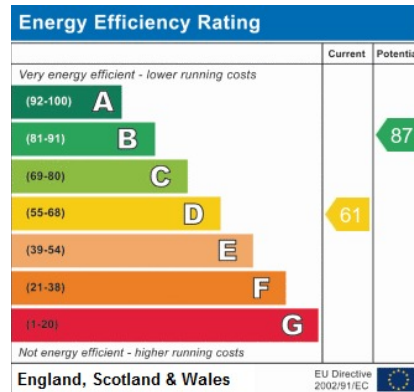
Viewing Arrangements

Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

