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**Middlewood  
Drive East,  
Wadsley Park Village,  
Sheffield,  
S6 1RW**



**A superbly presented first-floor apartment in the beloved Wadsley park Village: Middlewood Drive East.**

This stylish 2-bed boasts flawless décor throughout and a bright Juliet balcony to recommend it.





### **Time to explore.**

You will find Middlewood Drive East tucked away on the border of Wadsley Park Village and, the apartment's namesake community, Middlewood. This is an exceptionally convenient location just north of Hillsborough, boasting superb transport links for work and leisure. It enjoys proximity to Penistone Road (A61) and a myriad of public transport options. There are regular buses along Middlewood Road North, the handy Middlewood Park & Ride scheme, and the SuperTram service, giving you optimum access to the city centre and beyond. There is also an excellent range of local amenities in Middlewood and Hillsborough, including delicious dining options and charming local businesses for your perusal. Green spaces are in no short supply in the surrounding area with stunning natural beauty and landscaped parkland for when you need to escape the concrete jungle. These include Wadsley Park, the Wadsley and Loxley Commons and, of course, the beautiful Hillsborough Park. To top it all, Middlewood Drive East affords you allocated parking along with ample guest parking facilities, making this a highly convenient base of operations.

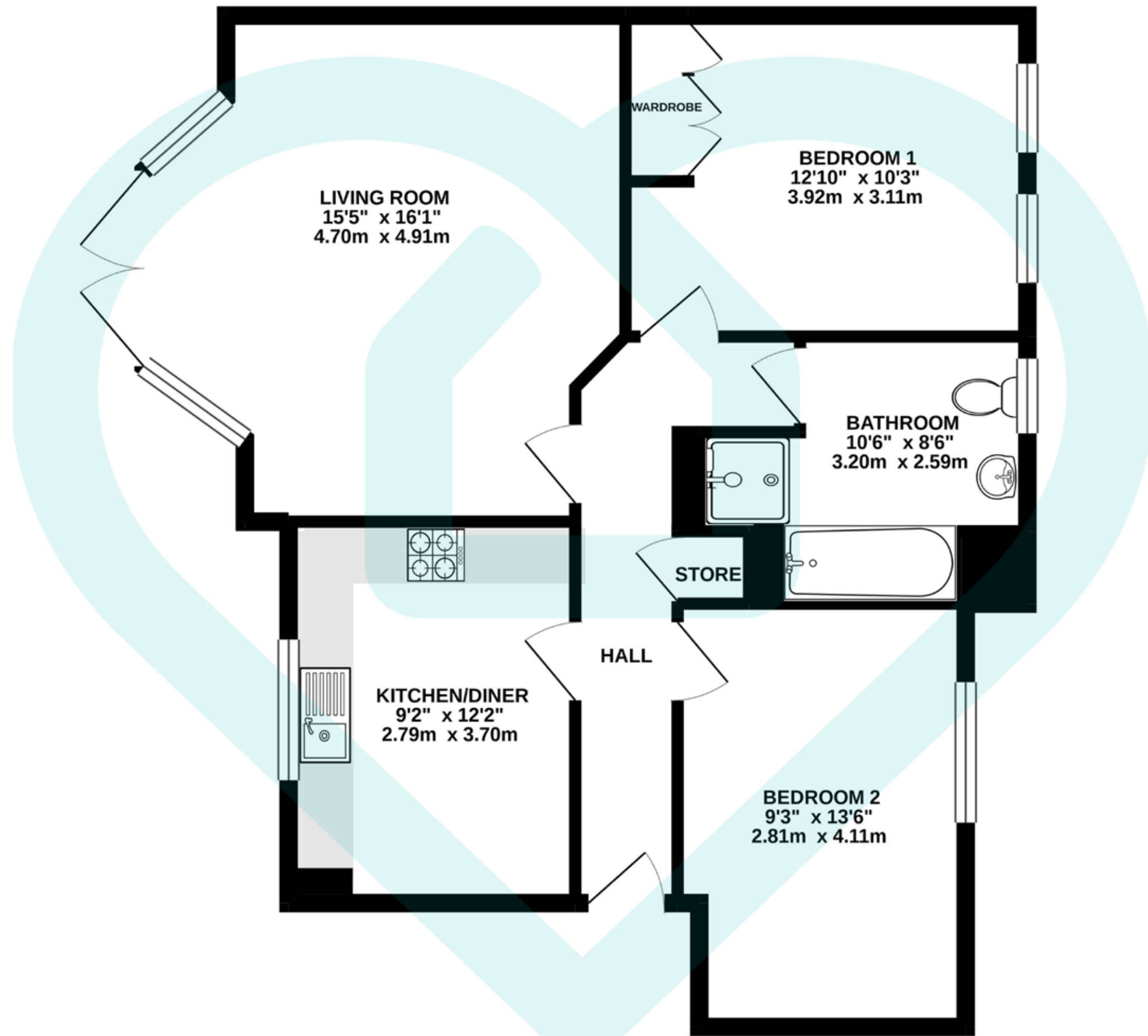


## Step inside your new home.

Middlewood Drive East is a delightful first-floor apartment in a charming red-brick development. You enter the apartment through a smart hallway with practical fitted storage and every other room leading off it. To the left is the sleek kitchen/diner. This is a generous space with lavish worktops and units spanning two walls, giving you lots of room for preparing food. There is plenty of space for a breakfast table and even room for utilities. The elegant living room is impressive in scale with a stunning bay window opening onto a Juliet balcony. There is lots of space for comfy seating and entertainments, giving you the perfect social hub of the home for hosting friends and family. Bedrooms 1 and 2 are both well-proportioned doubles with a lovely neutral finish. There is abundant room for storage solutions and other furniture, such as a desk or dresser. Completing the floorplan is the family bathroom, an immaculate four-piece suite with bright tiling and wall-mounted storage for toiletries.







TOTAL FLOOR AREA : 724 sq.ft. (67.2 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement.

We always recommend viewing in person to confirm the exact floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	80   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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