



Ridgeway Drive
Gleadless, S12 2TE

0114 232 1764
morfittsmith.co.uk

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A charming bungalow, ideally situated to escape the city noise and relax: Ridgeway Drive.

Quietly tucked away in a welcoming residential community, Ridgeway Drive is a delightful bungalow with a manageable front and rear garden, off road parking and lots of potential.



So much more than a great location.

Ridgeway Drive is a warm and welcoming home which would be ideal for anyone seeking a bright and inviting property over a single floor. With a generous lounge and a long kitchen, Ridgeway is certainly not lacking in space. It even boasts an impressive garden view conservatory that enjoys the best of the evening light. The lounge and bedroom are both east-facing catching the morning sun and looking out onto the front garden. The front garden offers the option of gated off-road parking while the smart rear garden, with side access, provides a colossal shed for storage.



Why you'll love it.

Gleadless is a superb area for those seeking to escape the hustle and bustle of city life without sacrificing the convenience of local shops and services as well as ideal transport links across the city. Just around the corner from Ridgeway Drive is the Manor Top high street including the tram stop, bus stops, local shops and facilities as well as a superb range of places to eat.



Room Listing

Lounge	14' 1" x 11' 10" (4.3m x 3.6m) max
Master Bedroom	10' 10" x 10' 2" (3.3m x 3.1m)
Kitchen	16' 5" x 7' 11" (5.0m x 2.4m)
Shower Room	7' 11" x 6' 3" (2.4m x 1.9m)
Conservatory	14' 5" x 6' 10" (4.4m x 2.1m)

Bungalow



Approx area: 615.7 SQ.FT
(57.2 SQ.M.)

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, **morfit Smith**
Estate & Letting Agent



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		54	86
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		52	87
EU Directive 2002/91/EC			

we care about your move

Banner Cross
912 Ecclesall Road
Banner Cross
Sheffield S11 8TR
banner@morfit Smith.co.uk

Crookes
210 Crookes,
Crookes
Sheffield S10 1TG
crookes@morfit Smith.co.uk

Hillsborough
90 Middlewood Road
Hillsborough
Sheffield S6 4HA
hillsborough@morfit Smith.co.uk

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.