



61 Grove Avenue, Wadsley, Sheffield, S6 4AR
Price guide £290,000 to £300,000

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PRICE GUIDE £290,000 - £300,000 ** FREEHOLD **

Situated on this popular tree lined street in Wadsley is this immaculately presented and effectively extended three bedroom detached home. The property benefits from gas central heating and a combination of both hard wood and uPVC double glazing throughout. In brief, the accommodation comprises: entrance hall, spacious lounge with a feature fireplace and a dining room with double doors opening onto the rear garden. Bright and airy kitchen with a range of wall, base and drawer units, integrated electric oven and four ring gas hob, breakfast bar again with double doors leading out onto the rear garden. First floor: three bedrooms, two benefiting from fitted furniture and a modern bathroom with bath, separate shower, WC and wash basin.

- IMMACUATELY PRESENTED
- FANTASTIC REAR GARDEN
- THREE BEDROOMS
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- POPULAR RESIDENTIAL AREA





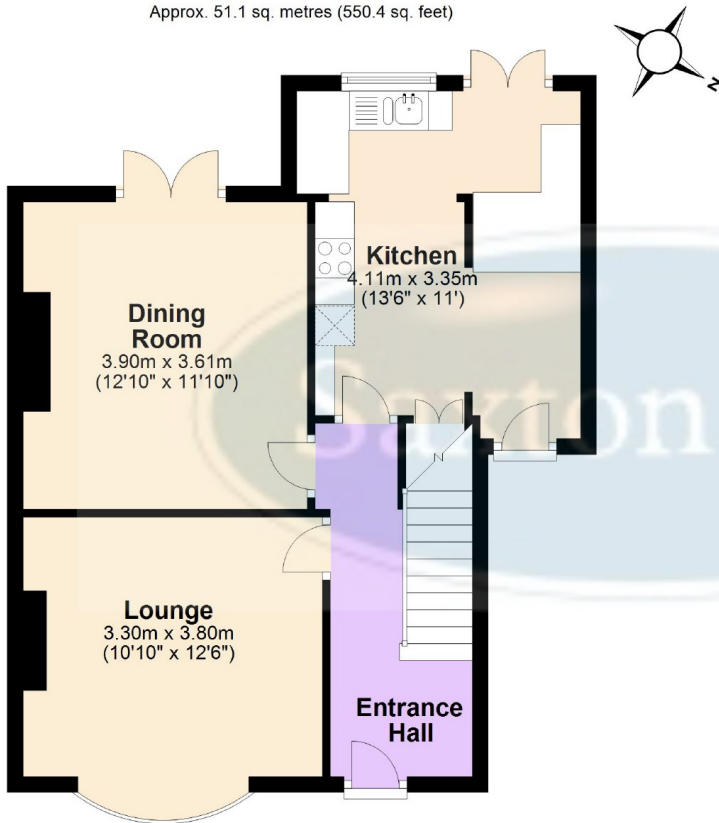
Outside: To the front is a driveway. A gate gives access to the fantastic rear garden with a patio area perfect for entertaining, steps lead to a lawn garden with an abundance of plants and shrubs.

Location: Situated in the popular residential area of Wadsley with excellent reputable local schools, good local amenities and transport links.

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.

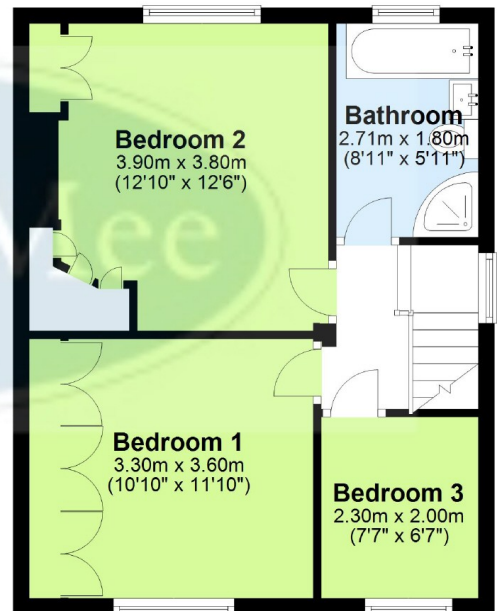
Ground Floor

Approx. 51.1 sq. metres (550.4 sq. feet)



First Floor

Approx. 41.6 sq. metres (448.0 sq. feet)



Total area: approx. 92.8 sq. metres (998.4 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.
Plan produced using PlanUp.

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