



**HUNTERS®**  
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55 Walders Avenue, Wadsley, Sheffield, S6 4AY

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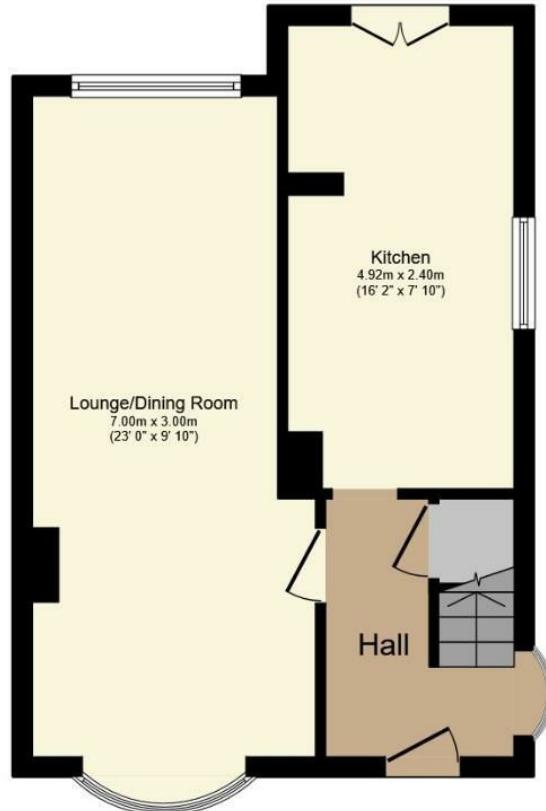
Guide Price £270,000

\*\*\* GUIDE PRICE £270,000 - £280,000 \*\*\*

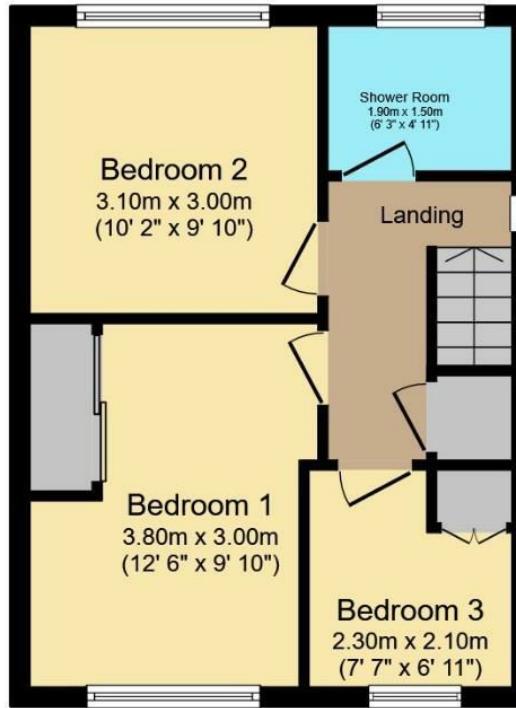
Hunters Hillsborough are delighted to present a three bedroom semi detached home with a driveway and garage, situated on a highly desirable cul de sac in Wadsley. Offered for sale with vacant possession, and overlooking the green space of Wadsley House Private Members Club, viewing is highly recommended. Entry via the front door into the entrance hallway with stairs rising to the first floor, under stairs storage cupboard and access to all downstairs rooms. Large lounge/diner with dual aspect windows and sound proofed neighbour adjoining walls. Feature fire surround with an electric fire. The kitchen is a galley style with an extension at the rear. Excellent range of wall and base units and integrated appliances include an electric oven and a gas hob. A freestanding washing machine and fridge freezer are included in the sale. Handy pantry and French doors lead out to the delightful garden. Upstairs, bedroom one overlooks the front of the property and includes a range of fitted wardrobes. Double bedroom to the rear overlooking the garden and the grounds of the Members Club. Single bedroom and a family shower room with a large walk in shower with wall mounted taps and a vanity unit housing the W/C and sink basin. Outside the property enjoys delightful mature shrubs and plants in the front garden along with a two car driveway leading down to the garage with an electric door. The rear garden has a York stone patio area and a lawn. The property has a full alarm system which includes the garage and CCTV to front and rear.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260

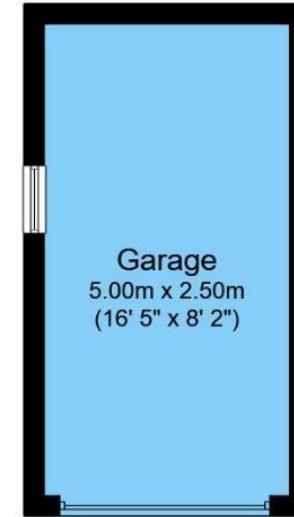
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**Ground Floor**



**First Floor**



**Garage**

Total floor area 87.1 sq.m. (938 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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## LOCAL AREA

Walders Avenue is situated in the sought after village of Wadsley offering easy access to fantastic transport links as well as having reputable local schools and a wealth of local amenities in Middlewood and Hillsborough within easy walking distance.

## GENERAL REMARKS

### TENURE

This property is Freehold.

### RATING ASSESSMENT

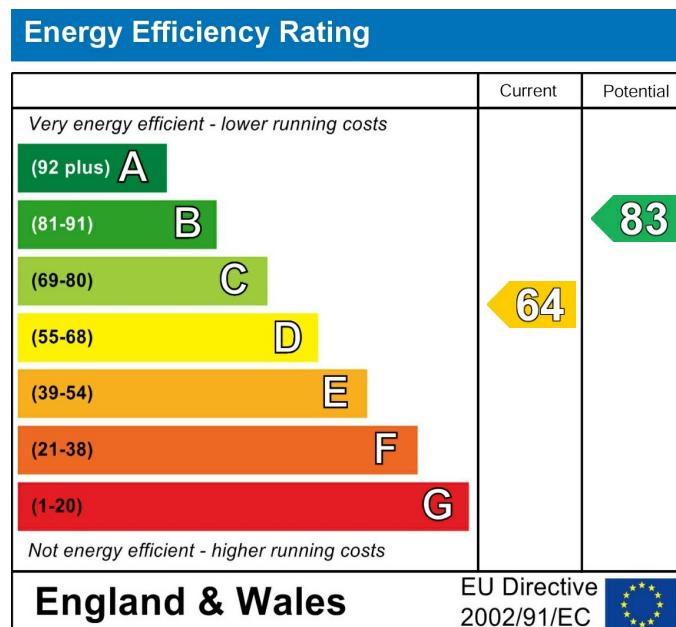
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

### VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



