



Wheata Road

Sheffield, S5 9FN

Offers In The Region Of £200,000



- 4/5 BED SEMI-DETACHED
- LOFT CONVERSION
- SIZEABLE GARDEN
- PLENTY OF POTENTIAL TO PUT YOUR OWN STAMP ON IT
- CLOSE TO AN ARRAY OF AMENITIES AND THE NORTHERN GENERAL HOSPITAL
- GREAT SIZED FAMILY HOME
- MODERN FIXTURES AND FITTINGS
- TWO OUTDOOR STORE ROOMS/GARAGE
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND A

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Welcome to Wheata Road, Sheffield - a sizeable property that offers a fantastic opportunity for those looking for a spacious family home. This delightful house boasts four generously sized double bedrooms, providing ample space for a growing family or for those who enjoy having guests over. Located close to an array of amenities, surrounded by reputable schools, a great commuter spot being only a short drive to the M1 and Northern General Hospital, serviced by good bus routes and with direct roads leading to Sheffield, Rotherham and Barnsley.

One of the highlights of this property is the converted loft, offering additional living space that can be utilised as an extra bedroom, a home office, or a cosy relaxation area - the possibilities are endless. Storage is always a plus, and this property does not disappoint with plenty of storage options available, including two outbuilding that can be used to store seasonal items, sports equipment, a hot tub room or even be transformed into a workshop for those who enjoy DIY projects. For those who love the outdoors, the large garden is a true gem. Whether you have a green thumb and enjoy gardening or simply want a space for children to play and for summer barbecues, this garden provides the perfect setting. This property also offers the exciting opportunity to put your own stamp on it. With a bit of creativity and personal touch, you can transform this house into your dream home, tailored to your unique style and preferences.

Briefly comprising entrance hall, living room, kitchen/diner, downstairs ensuite and WC, 4 good sized bedrooms, family bathroom and two outbuilding/store rooms. Don't miss out on the chance to make Wheata Road your new address and create lasting memories in this wonderful family home.

LIVING ROOM

20'4 x 12'6 (6.20m x 3.81m)

A perfectly shaped living area, drenched in natural light through glazed uPVC french doors that lead out onto the garden to create a great social space and a further large uPVC window to the front elevation, also comprising wall mounted radiators ,aerial point and telephone point.

KITCHEN

13'1 x 13'1 (3.99m x 3.99m)

A beautifully presented monochrome breakfast kitchen, hosting an array of traditional white wall and base units providing plenty of storage space, contrasting black work surfaces, inset black sink and drainer with matching black mixer tap, gas hob and gas oven with black extractor hood above , integrated fridge, wall mounted radiator, tiled flooring and uPVC window looking directly onto the garden.

SIDE PORCH / UTILITY

9'2 x 7'6 (2.79m x 2.29m)

A great entrance if you have muddy paws or wellies, space for washing machine and dryer, wall mounted ceramic sink with chrome taps, wall mounted combi boiler, uPVC window, uPVC glazed door to the exterior

DOWNSTAIRS W/C

A convenient downstairs WC, always useful in a busy household, comprising high flush WC, frosted uPVC window and concertina door opening out into side entrance and utility.

BEDROOM 1

12'6 x 10'6 (3.81m x 3.20m)

A sumptuous master bedroom, drenched in natural light through a large uPVC window and wall mounted radiator.

BEDROOM 2

13'1 x 9'2 (3.99m x 2.79m)

A good sized double boasting a built in storage cupboard , also comprising wall mounted radiator and rear facing uPVC window looking over the garden.

BEDROOM 3

10'6 x 10'6 (3.20m x 3.20m)

A further good sized double bedroom, comprising wall mounted radiator and front facing uPVC window.

BEDROOM 4

A good sized single bedroom, nursery or home office , comprising wall mounted radiator, uPVC window and staircase leading to the loft area .

LOFT ROOM

24'7 x 16'5 (7.49m x 5.00m)

A great addition to this household is the converted loft space, accessed via staircase from 4th bedroom comprises exposed beams, lighting, sockets, eave storage and Velux's window.

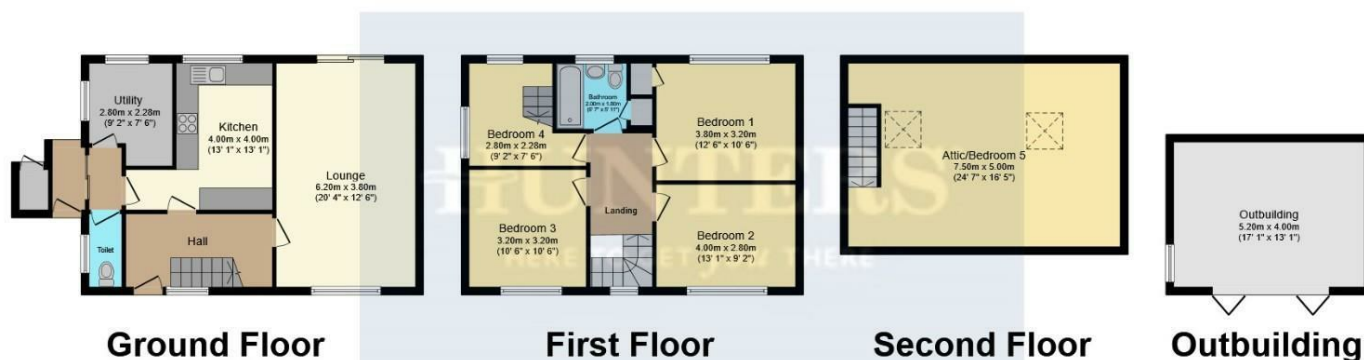
BATHROOM

A generously sized family bathroom, tiled in fresh white, comprising bath with electric shower, modern white units, pedestal sink, low flush WC, wall mounted chrome heated towel rail, inset spotlights, contrasting blue tiled flooring and frosted uPVC window.

EXTERIOR

To the front of the property is the much sought after storage and garage space for 1 car if desired and low maintenance front lawn. To the rear of the property is a fully enclosed, well landscaped garden, mainly laid to lawn yet showcasing two sizeable decked patio areas perfect for entertaining in the summer months and a summer house currently used as a hot tub room but could equally add plenty of outdoor storage.

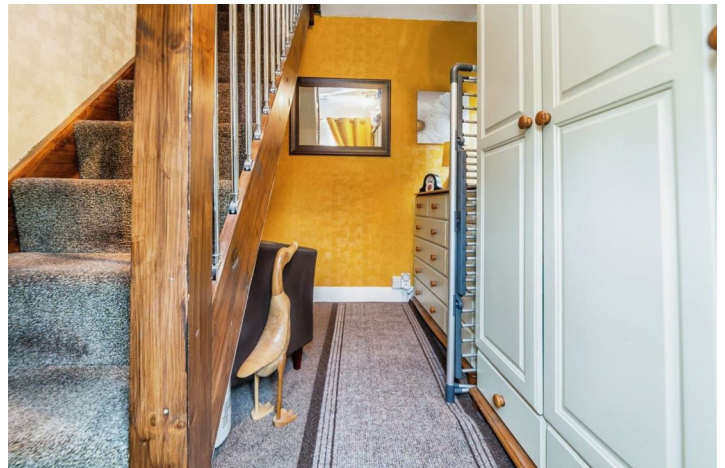
Floorplan



Total floor area 168.9 m² (1,818 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). Powered by www.focalagent.com







Energy Efficiency Graph

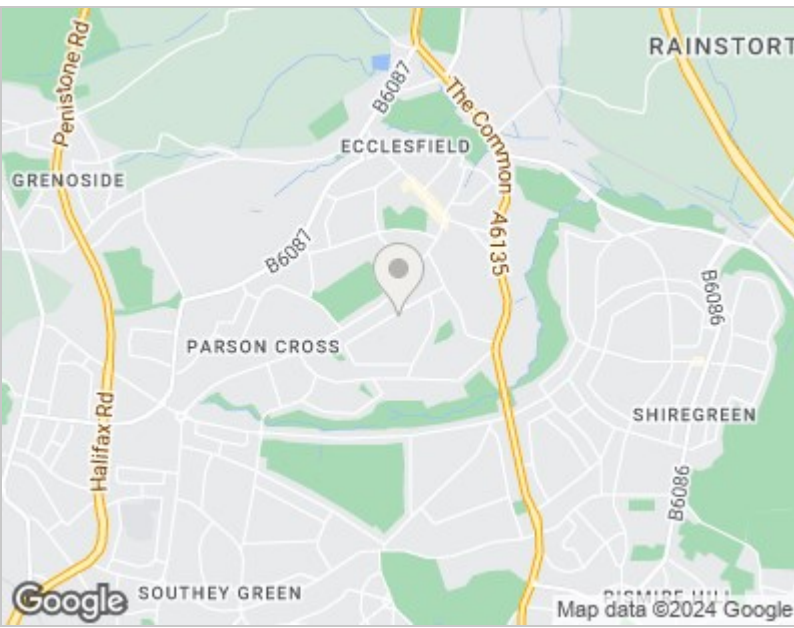
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

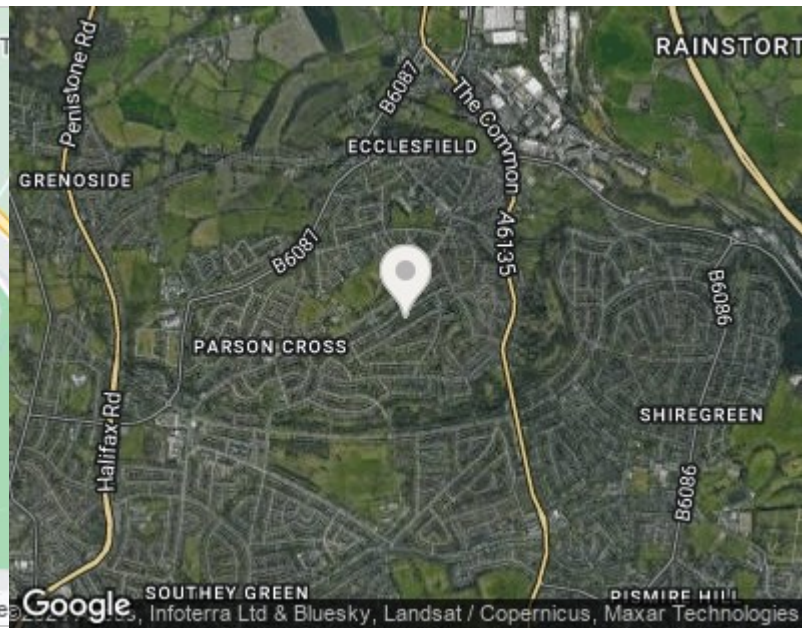
Viewing

Please contact our Hunters Chapeltown Office on 01142 578999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. THINKING OF SELLING? 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.

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