



Don Avenue, Wharncliffe Side, S35

Asking Price £225,000

- NO CHAIN
- LARGE REAR GARDEN
- COUNCIL TAX BAND A - £1,512.43
- GORGEOUS VIEWS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- PICTURESQUE VILLAGE LOCATION
- TWO BEDROOM DORMER BUNGALOW
- FREEHOLD
- GOOD LOCAL TRANSPORT LINKS

Don Avenue, Wharncliffe Side, S35

****NO ONWARD CHAIN**** Welcome to this charming bungalow located on Don Avenue in the picturesque village of Wharncliffe Side. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, there is plenty of space for a small family or guests to stay over. The property features a well-maintained bathroom, offering convenience and comfort. Built in 1930, this semi-detached bungalow exudes character and charm, providing a unique living experience for its new owners. Situated in a tranquil neighbourhood, this home is a peaceful retreat from the hustle and bustle of city life. The surrounding area is known for its natural beauty, with stunning countryside views and plenty of outdoor activities to enjoy. Don Avenue is a sought-after location, known for its friendly community and excellent amenities. With easy access to local shops, schools, and transport links, this property combines the best of rural living with modern convenience. Don't miss this opportunity to own a piece of history in the heart of Wharncliffe Side. Contact us today to arrange a viewing and experience the warmth and character of this lovely bungalow for yourself.



Council Tax Band: A



KITCHEN

Accessed via a uPVC entrance door with obscure glazed panel into the kitchen, with; A good range of wall, base and drawer units with roll top work surfaces; 1 1/2 sinks and drainer with mixer tap; Two integrated ovens and a five ring gas hob, with extractor hood above; Integrated fridge freezer and dishwasher; Space and plumbing for a washing machine and tumble dryer; Two uPVC double glazed windows to the front and side elevations; Rooflight window, casting great light into the space; Wood effect flooring; Ceiling light points; Central heating radiator; Solid door into the inner hallway;

INNER HALLWAY

With; Wood effect flooring; Ceiling light point; Solid doors to the kitchen, lounge, open plan family room, bedroom two and the stairs to the primary bedroom;

LOUNGE

This good size lounge has; Decorative fireplace with wooden lintel; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

OPEN PLAN FAMILY ROOM

The dining room and conservatory have been knocked through to create one large open plan and versatile living space, comprising of; uPVC double glazed window to the side elevation; uPVC double glazed windows to three aspects, with gorgeous views of the rear garden and the woodland beyond; Glazed door into the rear garden; Recessed ceiling spotlights; Underfloor heating; Wood effect flooring;

BEDROOM TWO

This ground floor bedroom has; uPVC double glazed window to the rear elevation; Storage area; Wood effect flooring; Recessed ceiling spotlights; Central heating radiator;

FAMILY BATHROOM

The modern family bathroom has; WC and counter top wash basin set into black vanity storage unit; Bath with wall mounted rain head shower and hand held shower attachment; uPVC obscure glazed window to the rear elevation; Feature tiling to one wall and wet areas; Recessed ceiling spotlights; Vertical heated towel rail; Tile effect flooring;

STAIRS TO BEDROOM ONE

Carpeted stairs lead you up to bedroom one with; Ceiling light point;

BEDROOM ONE

This spacious primary bedroom has; Three large Velux windows, providing great natural light along with beautiful countryside views; Under eave storage; A further dressing area; Recessed ceiling spotlights; Carpet flooring; Central heating radiator;

FRONT GARDEN

With; Timber constructed raised planters, for easy maintenance, with mature planting; Hedge borders;

REAR GARDEN

A great space with many great excellent features, including; Multiple storage areas; A raised decked entertaining area, leading from the conservatory; A few steps continue down to the next level, which is predominantly laid to lawn with a greenhouse to one side; A side gate provides access to the rear garden from the front of the property; The foot of the garden has a lovely decked entertaining area, with an adjustable screen providing lots of privacy; Ample storage is offered via the storage shed and the outbuilding; Brick and fence borders;

OUTBUILDING

A multiple purpose outbuilding is a great space which can be utilised to suit the buyers needs, having power and lighting;

DRIVEWAY

Block paved driveway providing off road parking for multiple vehicles; Pathway leads down to the side gate;

DISCLAIMER

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

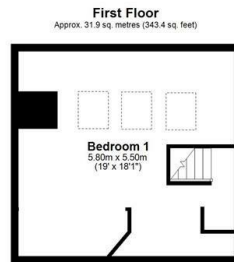
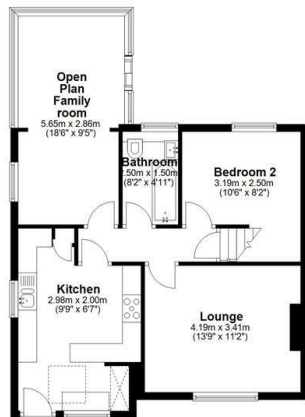
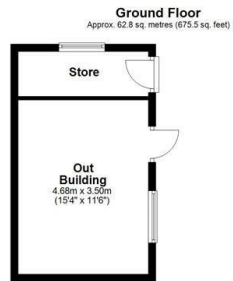
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







Total area: approx. 94.7 sq. metres (1018.9 sq. feet)
All measurements are approximate
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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	