



Middlewood Drive, Wadsley Park Village, S6

Asking Price £226,000

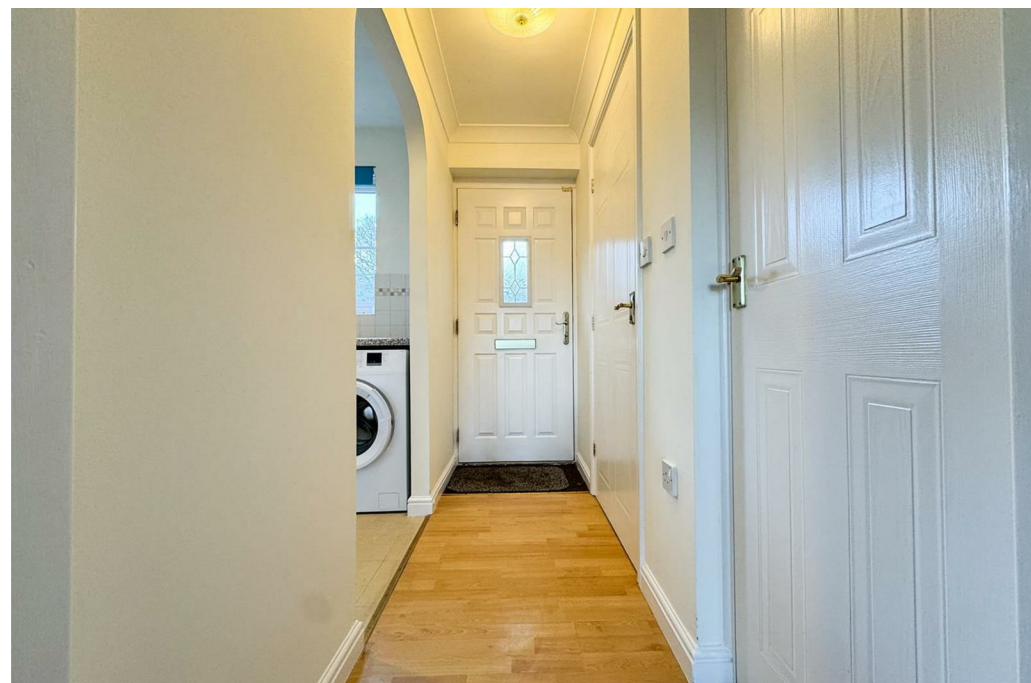
- NO CHAIN
- LOVELY TWO BEDROOM MID-TOWN HOUSE
- ATTRACTIVE LOUNGE DINING ROOM WITH OPEN PLAN STAIRCASE
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- TWO GOOD SIZED DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN WITH PATIO AND DECKING
- PRIVATE ALLOCATED PARKING
- FREEHOLD - COUNCIL TAX BAND B - £1,764.50

Middlewood Drive, Wadsley Park Village, S6

**** NO CHAIN ** GREAT STARTER HOME **** Located on this ever popular development we are pleased to offer this spacious two bedroom mid-town house. Close to excellent local amenities, with frequent tram and bus links into Hillsborough, the city centre and beyond. Local shops, parks and schools are all just a short walk away. This great townhouse benefits from a private off road parking area to the rear, with allocated spaces. The property briefly comprises of; Kitchen with integrated appliances; Lounge diner; Downstairs cloakroom; Open plan staircase; Two good sized double bedrooms, one with furniture included; Family bathroom; To the outside; Lovely rear garden, perfect for entertaining; Private allocated parking area to the rear; Front communal lawn with hedging and plants;



Council Tax Band: B



ENTRANCE

A part obscure decorative glazed composite entrance door opens to the hallway with; Laminate flooring; Ceiling light; Power sockets; Smoke alarm; Solid doors to Lounge and downstairs cloakroom; Open archway to the kitchen and a further door to storage cupboard with hanging rail and shelving;

LOUNGE DINER

15'2" x 12'10"

A good sized lounge diner with; Laminate flooring; Open plan staircase to the first floor; Open under stairs storage space; Ceiling light; Coving; Double and single central heating radiators; Double glazed patio doors to the rear garden; Feature fireplace with electric pebble effect fire; Dining area;

KITCHEN

8'8" x 8'8"

Comprising of; A good range of cream wall, base and drawer units; Marble effect roll top work surfaces; Tiled splash backs; Integrated electric oven; Four ring gas hob; Extractor fan; Space for upright fridge freezer; Space and plumbing for a washing machine; One and a half sink and drainer with mixer tap; Wall mounted boiler set into a cupboard; Double glazed window to the front elevation; Tiled flooring; Ceiling light point;

DOWNSTAIRS CLOAKROOM

Consisting of; Wash basin; Wall mounted cabinet; Extractor fan; Central heating radiator; Ceiling light; Laminate flooring;

BEDROOM ONE

13'0" x 8'0"

The primary bedroom has; Two double glazed windows to the front elevation; Laminate flooring; Ceiling light point; Single central heating radiator;

BEDROOM TWO

12'11" x 8'4"

Second good sized double bedroom with; Laminate flooring; Ceiling light point; Single central heating radiator; Solid door to a cupboard housing the water tank and shelf storage; Large double glazed window to the rear elevation with vertical blinds;

FAMILY BATHROOM

6'6" x 6'6"

Having; A white suite comprising of panelled bath, with overhead shower; Low level wc with push button flush; Wash basin set into a vanity unit, with worktop and shelf storage; Mosaic tiles to wet areas; Wall mounted storage cupboard; Shaver sockets; Extractor fan; Double central heating radiator; Ceiling light point; Vinyl flooring;

LANDING AND STAIRS

L-shaped landing with wooden balustrade; Solid doors to all rooms; Loft hatch; Ceiling light point; Smoke alarm;

FRONT GARDEN

A shared private drive leads to the rear parking area, with two spaces allocated to this property; Open plan grassed area with mature plants, shrubs and hedging; Iron railings to the front boundary.

REAR GARDEN

Straight out from the patio doors lays a paved entertaining area; A path to the side leading down to the rear access gate which opens to the private parking area; Mature plants and shrubs adorn the planting beds, with an inset decked seating space; Fencing to two sides and part brick part fence to the bottom boundary;

PRIVATE CARPARK

Accessed from a shared drive to the side of the property and leading to an allocated parking area.

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.





Directions

Viewings

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

Council Tax Band

B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	