



70 Wayland Road, Sharrow Vale, Sheffield, S11 8YE

Saxton Mee



# 70 Wayland Road

## Sharrow Vale

Guide Price

# £300,000

GUIDE PRICE: £300,000- £325,000

A very well presented, three bedroom mid-terrace located in this popular residential area within walking distance of a range of independent cafes, bars and shops at Sharrow Vale and further amenities in turn on Ecclesall Road.

The accommodation is maintained to a high standard by the current owners, briefly comprising of: Bay windowed lounge to the front with feature decorative fireplace, coving and ceiling rose. Basement cellar ideal for storage. To the rear is a bright and spacious kitchen/diner, having a range of modern contemporary units and built in oven/hob. Space for a fridge/freezer, washing machine, dishwasher, wine cooler. Off the kitchen is a snug/breakfast area with French doors onto the garden. Stairs rise to the first floor landing with built in storage and giving access to the master bedroom with fitted wardrobes, single bedroom two and modern family bathroom with bath, shower over, wash basin, W.C and heated towel radiator. A further staircase rises to the attic bedroom three with built in eaves storage/wardrobes.

Outside there is a private, low maintenance garden area with Indian stone paving, artificial lawn, bin store and a rear access gate.

Wayland Road is a popular choice with young families and professionals alike, due to proximity to amenities, excellent schools for pupils of all ages, easy access to the Universities and Hospitals yet within a short drive from the Peak District National Park.



- Immaculately Presented Home
- Three Good Sized Bedrooms
- Double Off Shot To The Rear
- Private Enclosed Garden
- Superb Location Close To Sharrow Vale Road
- Regular Transport Links
- EPC Rating: D
- Council Tax: Band B
- Tenure: Freehold
- Viewing Via Banner Cross Office









**Cellar**  
 Floor area 15.9 m<sup>2</sup>  
 (171 sq.ft.)

**Ground Floor**  
 Floor area 35.3 m<sup>2</sup>  
 (379 sq.ft.)

**First Floor**  
 Floor area 32.6 m<sup>2</sup>  
 (351 sq.ft.)

**Second Floor**  
 Floor area 17.8 m<sup>2</sup>  
 (191 sq.ft.)

**TOTAL: 101.5 m<sup>2</sup> (1,093 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

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Banner Cross  
 T: 0114 268 3241  
 E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
 T: 01433 650009  
 E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
 T: 01629 815307  
 E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
 T: 01629 828250  
 E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

