







29 Trafalgar Road

Wadsley Bridge • Sheffield • S6 1JY

Asking Price £160,000 - £170,000

A stunning, cheerful, 3-bedroom mid terraced property located in Wadsley Bridge, S6. Beautifully presented throughout featuring stylish lounge, modern kitchen, conservatory/utility, 3 good sized bedrooms and generous, enclosed rear garden. Benefits from combination gas central heating and double glazing. Freehold The bay fronted lounge is presented in bold, stylish tones, finished with a laminate floor, recessed shelving and made to measure blinds. The modern kitchen is fitted with 2 tone, contrasting units, topped with wood effect worktops and styled with pale pink brick shaped tiling. Integrated appliances include Cook Master oven and dishwasher. There is space for a dining table, generous walk-in pantry and adjoining conservatory/utility room providing direct access to the garden, offering space and plumbing for a washing machine. The first-floor features 3 bedrooms, the main bedroom is presented in contrasting décor, laminate floor and made to measure blinds. Bedroom 2 is a cheerful double bedroom overlooking the rear garden with a smaller third bedroom / home office / dressing room. The bathroom is equipped with modern 3-piece white suite, vanity unit, overhead shower and tiled walls. The landing provides access to a partially converted loft space accessed via pull down ladders, creating a superb occasional space complemented by Velux windows. Externally the brightly coloured fronted door and attractive planting creates a great first impression. To the rear is a generous, enclosed garden with stone patio adjoining lawn enclosed by fencing and raised beds. A secure, private family space. Trafalgar Road is ideally placed for access to a host of local amenities including shops and schools, is within easy reach of Hillsborough and has excellent transport links to the city centre.



Oh my Gosh!

LIFE IS WHAT HAPPENS TO YOU
WHILE YOU'RE BUSY
Managing other plans

LIFE ISN'T DIVIDED INTO GOOD & BAD. IT'S A MESSY, FUNNY, ROMANTIC, TO BE HONEST, COMICAL, COMBO / DETECTIVE NOVEL.

FRIENDS:

Big lunch
Baked
Sausage roll
Egg
Pasta
Rice + veg
Homemade pizza

peas / ault / chips / veg

MAX

EAT SPAGHETTI TO FORGETTI YOUR REGRETTI





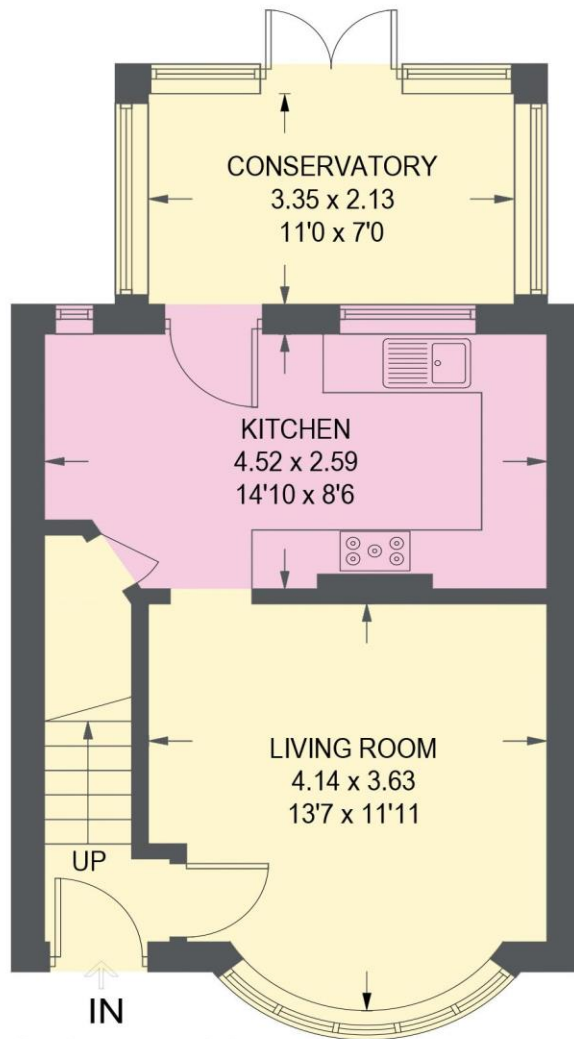
- Bay Fronted Mid Terraced Property
- Located in Wadsley Bridge, S6
- 3 Bedrooms & Modern Bathroom
- Stylishly Presented Throughout
- Combi Boiler & Double Glazing

- Partially Converted Loft Space
- Excellent Transport Links & Local Amenities
- Attractive Enclosed Rear Garden
- Freehold
- Council Tax Band A, EPC Rating D

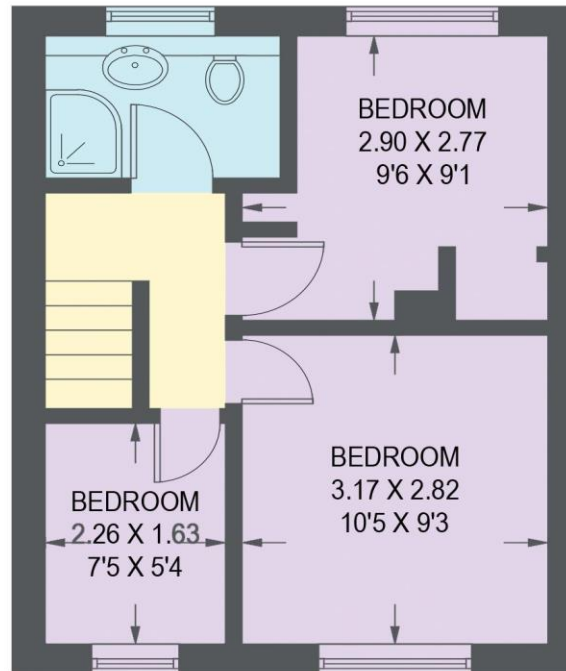


29 TRAFALGAR ROAD

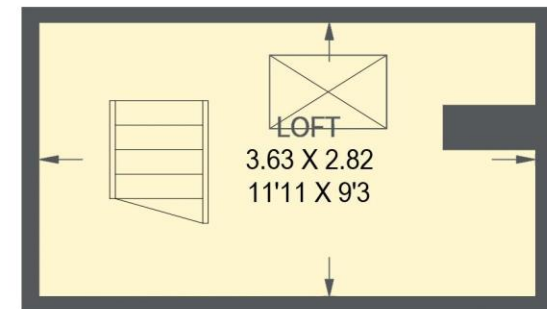
APPROXIMATE GROSS INTERNAL AREA = 79.5 SQ M / 856 SQ FT
(INCLUDING LOFT)



GROUND FLOOR
38.3 SQ M / 412 SQ FT



FIRST FLOOR
28.5 SQ M / 307 SQ FT



LOFT
12.7 SQ M / 137 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.



haus

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