





20 Milden Road

Wadsley • Sheffield • S6 4AU

Offers in the Region of £250,000

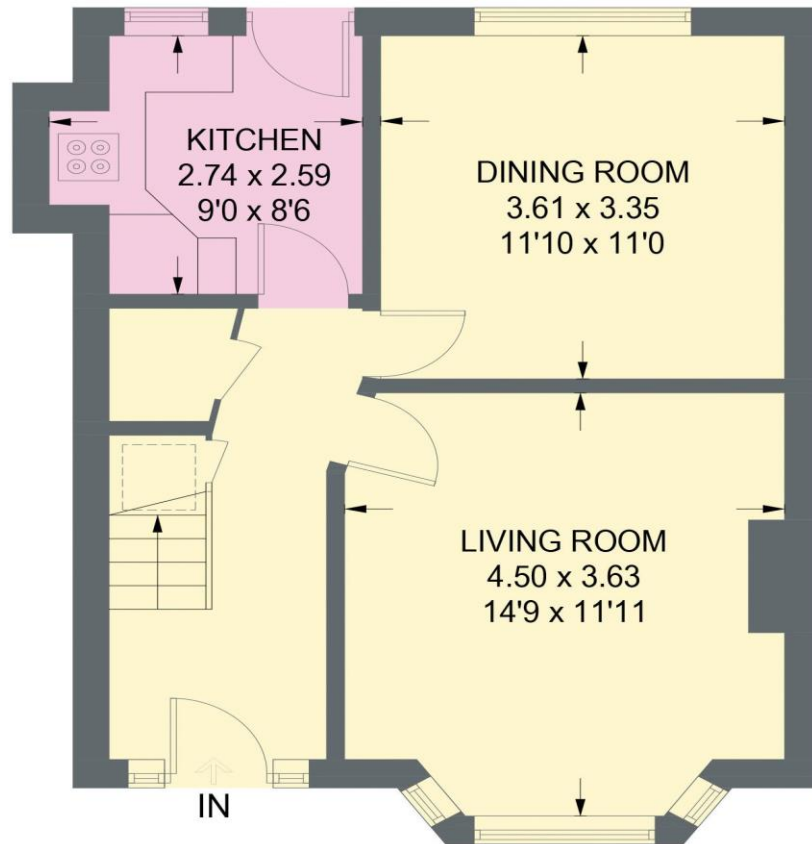
Offering fabulous potential is a 3 bedroom semi detached property located on a popular treelined road in Wadsley, S6. Features 2 versatile reception rooms, generous enclosed rear garden and a driveway creating potential to extend subject to necessary building consents. Benefits from gas central heating and double glazing. The ground floor comprises of 2 versatile reception rooms, both featuring electric coal effect fire with feature surround and pleasant outlook. The kitchen is fitted with neutral units, contrasting worktops and tiled splashbacks. Integrated appliances include an oven, electric hob with space and plumbing for further freestanding appliances. There is a generous walk-in pantry and rear door access to the garden. The first-floor features 3 good sized bedrooms, both double rooms incorporating built in wardrobes and house the Vaillant combination boiler. The bathroom is equipped with 3-piece suite, requires modernisation. Externally a gated driveway provides off street parking and creates potential to extend subject to necessary building consents. To the rear is a generous enclosed garden, predominantly laid to lawn, filled with established planting, garden shed and greenhouse. Milden Road is highly sought-after, being well-placed for local shops and amenities, reputable schools, public transport including the Supertram and access to the city centre, motorway, Meadowhall, hospitals and universities.



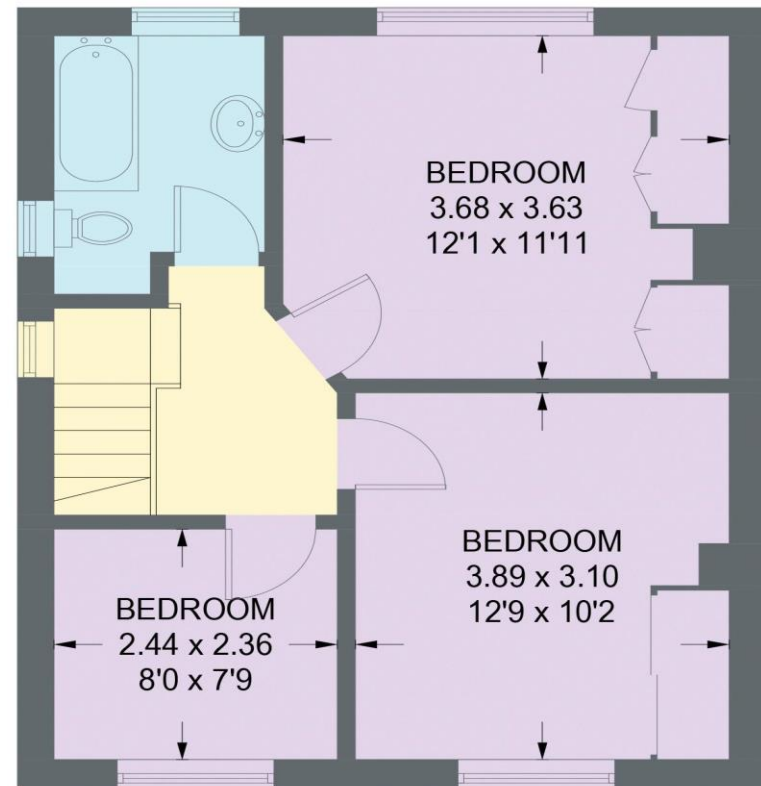
- Semi Detached Property in Wadsley, S6
- Located on Popular Treelined Road
- 3 Good Sized Bedrooms
- No Onward Chain
- Combination Boiler & Double Glazing
- Mature Enclosed Rear Garden
- Offers Potential to Extend Subject to Consents
- Gated Driveway Providing Off Street Parking
- Leasehold 800 years from 25 March 1925, £4pa
- Council Tax Band C, EPC Rating D

20 MILDEN ROAD

APPROXIMATE GROSS INTERNAL AREA = 88.2 SQ M / 949 SQ FT



GROUND FLOOR
45.1 SQ M / 485 SQ FT



FIRST FLOOR
43.1 SQ M / 464 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.