



2 Wyatt Avenue, Carter Knowle, Sheffield, S11 9FN

Saxton Mee



# 2 Wyatt Avenue

## Carter Knowle

Offers Around

# £365,000

Offered for sale with NO CHAIN is this larger than average, three bedroom semi-detached home occupying a fabulous corner plot with gardens to the front, side and rear and benefitting from a useful occasional loft room.

The accommodation briefly comprises: A welcoming entrance hallway with downstairs cloakroom/W.C and stairs rising to the first floor. Large family lounge to the front with a floor to ceiling window flooding the room with natural light. To the rear is a bright and spacious modern fitted kitchen having a range of units, integrated wine cooler, dishwasher, fridge/freezer and washing machine, double oven, hob and extractor above. Plinth lighting and laminate flooring. Patio doors lead onto the garden. To the first floor are three double bedrooms and a modern, spacious family bathroom with bath, separate shower, wash basin and W.C. A staircase rises to a useful occasional loft room.

Externally, the property enjoys well maintained gardens to three aspects and a great deal of privacy with mature hedging to the borders. There is a patio seating area, lawn and well stocked planters to the rear leading to a detached garage and driveway.



- No Onward Vendor Chain
- Larger Than Average Corner Plot
- Three Bedroom Semi Detached
- Tastefully Decorated Throughout
- Private And Well Maintained Gardens
- Detached Garage And Driveway
- Fantastic Schools Nearby
- Easy Access To A Wealth Of Amenities And Regular Transport Links
- EPC Rating D/Council Tax Band C/Freehold
- Viewing Via Banner Cross Office



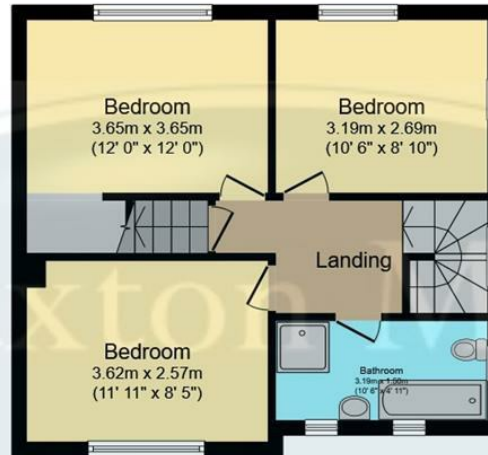






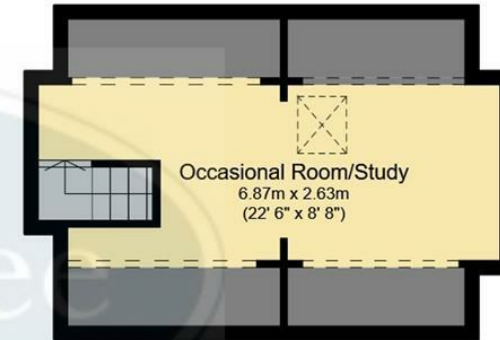
### Ground Floor

Floor area 45.1 m<sup>2</sup> (485 sq.ft.)



### First Floor

Floor area 42.6 m<sup>2</sup> (458 sq.ft.)



### Second Floor

Floor area 19.1 m<sup>2</sup> (205 sq.ft.)

**TOTAL: 106.7 m<sup>2</sup> (1,148 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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