



**13 Wyatt Avenue, Bannerdale**  
Sheffield

**Guide Price £375,000 – £395,000**



# 13 Wyatt Avenue

Bannerdale, Sheffield

Located in this quiet tucked away backwater in the very heart of ultra popular Bannerdale, away from the hustle and bustle is this superb three bed roomed semi detached family home. Enjoying stunning rear south facing gardens that are hugely deceptive from the front this beautiful property offers huge potential to extend the side, rear and loft (subject to planning) to create a forever family home. Falling in catchment top performing schools including Greystones juniors and both High Storrs/Mercia secondary along with easy access to numerous independent cafes, eateries and shoos within Banner Cross. Both principal hospitals and universities are close by and it's worth noting The Peak District is literally up the road. Chelsea/Endcliffe parks are a short stroll and central Sheffield is a breeze commute. With off road parking and garage to the front the accommodation totals 907 sq feet currently across two floors.

Council Tax band: C Tenure: Freehold

- FABULOUS THREE BEDROOM SEMI DETACHED FAMILY HOME
- FINISHED INTERNALLY TO A REALLY HIGH STANDARD BY THE CURRENT VENDOR WITH NO EXPENSE SPARED
- INCREDIBLE REAR SOUTH FACING LARGER THAN EXPECTED SUNNY AND PRIVATE GARDEN
- OFF ROAD PARKING AND DETACHED GARAGE TO THE FRONT
- EXCELLENT SCHOOLING CATCHMENTS INCLUDING GREYSTONES JUNIORS AND BOTH MERCIA/HIGH STORRS SECONDARY









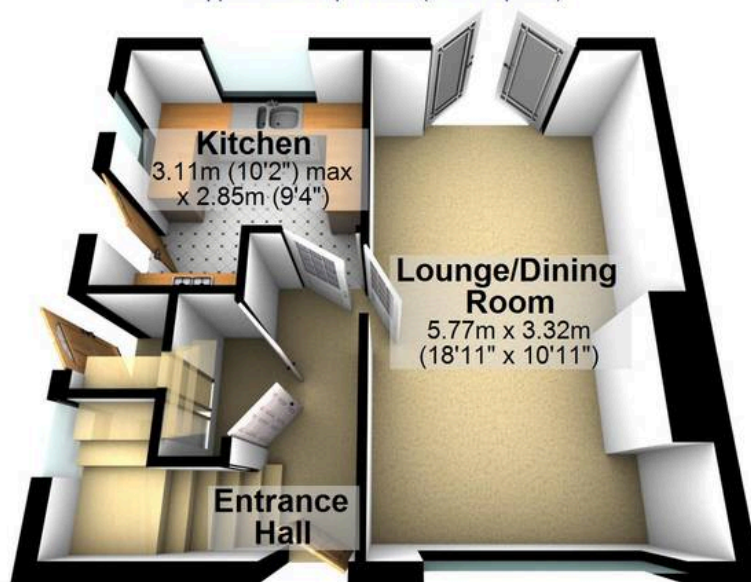
### Garage

Approx. 12.0 sq. metres (129.3 sq. feet)



### Ground Floor

Approx. 36.2 sq. metres (389.2 sq. feet)



### First Floor

Approx. 36.2 sq. metres (389.2 sq. feet)



Total area: approx. 84.3 sq. metres (907.8 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

  
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