



**45 Wollaton Avenue, Bradway**  
Sheffield

**Guide Price £300,000 - £325,000**



# 45 Wollaton Avenue

Bradway, Sheffield

This three bedroom, bay-windowed semi-detached house presents an exciting opportunity for buyers seeking a property with vast as yet untapped potential in the heart of Bradway, S17. Offering an impressive 933 square feet of accommodation arranged across two light and spacious floors, the home is in need of a scheme of cosmetic updating and modernisation. This allows the new owner to create a personalised and contemporary living space tailored to their own tastes. The property also offers significant scope to extend to the side, rear, and into the loft (subject to the necessary permissions), as neighbouring properties have already demonstrated. Perfectly positioned on a quiet and well-regarded residential road, the house is within easy reach of numerous local amenities, excellent school catchments, and the beautiful Peak District, which is virtually on the doorstep. Council Tax band: C Tenure: Freehold

- THREE BEDROOM BAY WINDOWED SEMI-DETACHED HOME
- OFFERING AN IMPRESSIVE 933 SQ FEET ACROSS LIGHT AND SPACIOUS FLOORS
- IN NEED OF A SCHEME OF COSMETIC UPDATING AND MODERNISATION
- HUGE OPPORTUNITY TO SREATE FUTURE VALUE AND CREATE A PERSONALISED FINISHED HOME
- POTENTIAL TO EXTEND TO THE SIDE REAR AND LOFT AS NEIGHBOURING PROPERTIES HAVE DONE SO
- QUIET WELL REGARDED RESIDENTIAL ROAD IN THE VERY HEART OF POPULAR BRADAWAY WITHIN S17











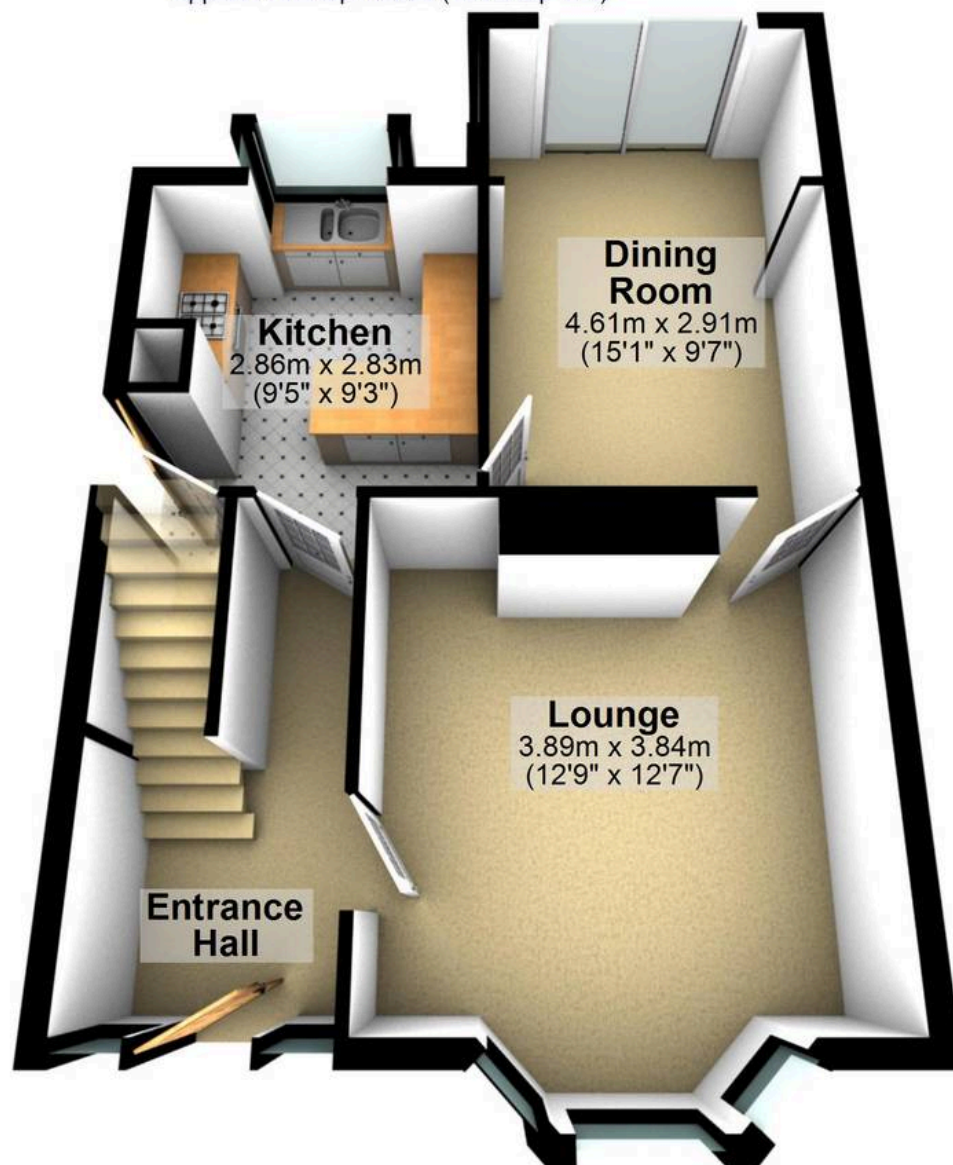
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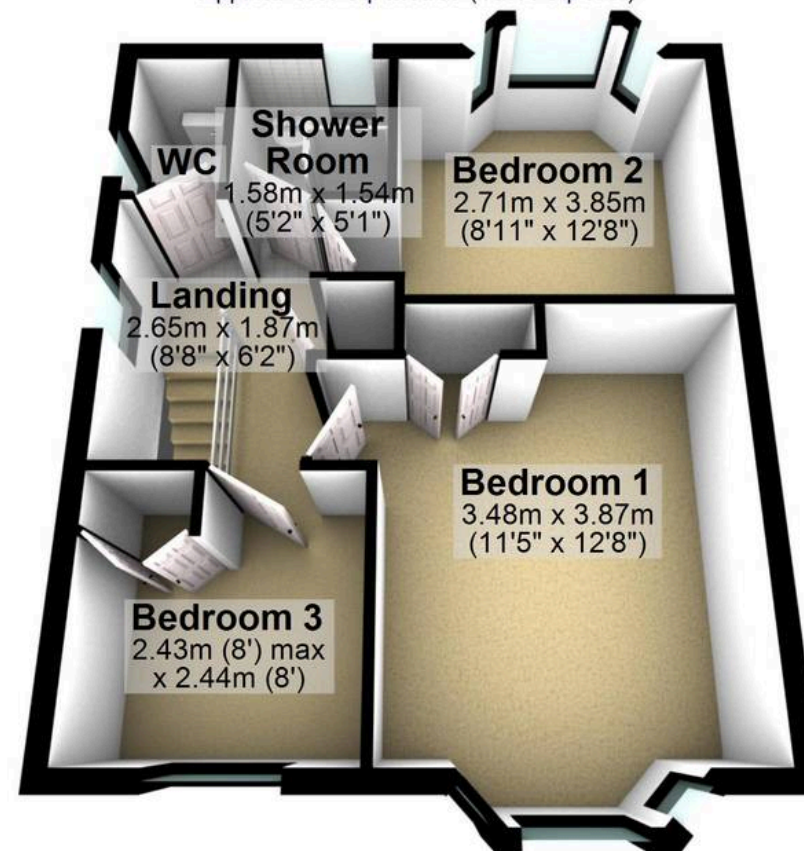
## Ground Floor

Approx. 46.2 sq. metres (497.2 sq. feet)



## First Floor

Approx. 40.5 sq. metres (436.4 sq. feet)



Total area: approx. 86.7 sq. metres (933.6 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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