



## Greenhill Main Road, Sheffield S8 7RG

**Guide Price £250,000**

**\*\*Guide Price £250,000 - £275,000\*\***

Offered to the market for sale with NO ONWARD CHAIN is this well proportioned, semi-detached property located in the popular residential area of Greenhill and in close proximity to the Peak District National Park, Sheffield City Centre and Chesterfield. The property which is in need of a scheme of modernisation, benefits from off-street parking, garage and briefly comprises: entrance, lounge, dining room, kitchen, rear porch, four bedrooms, showroom and separate WC. Having off road parking for two vehicles and a shared driveway leading to garage and large rear garden. A viewing is advised to appreciate the potential this property has to offer.

Tenure: Leasehold





## Entrance

Entrance through front facing UPVC double glazed door into entrance hallway. Having carpeted flooring, stairs leading to first floor and central heating radiator. There is also a useful under stairs pantry store with window.

## Lounge

11'5" x 13'8" (3.50m x 4.18m )

A good sized front facing reception room with UPVC double glazed bay window allowing ample natural light. Having carpeted flooring and central heating radiator. Also having feature electric fire.

## Dining Room

11'1" x 12'10" (3.39m x 3.93m )

A further well proportioned reception room having rear facing UPVC double glazed window, carpeted flooring, central heating radiator and feature electric fire.

## Kitchen

6'9" x 8'9" (2.07m x 2.67m )

Fitted with a good range of wood effect wall and base units with contrasting roll edged worktops incorporating stainless steel sink with swan neck mixer tap. Also benefitting from extractor hood, useful breakfast bar and space for dishwasher and freestanding oven. Having UPVC double glazed side facing window and door leading to rear porch.

## Rear Porch

6'4" x 4'9" (1.95m x 1.46m )

Currently used as a small utility room and having space and plumbing for washing machine, dishwasher and fridge. Having tiled flooring, UPVC double glazed windows and rear UPVC double glazed door leading to garden.

## First Floor Landing

Having carpeted flooring and side facing UPVC double glazed obscure glass window.

## WC

Having fully tiled walls and floors, low flush WC and rear UPVC double glazed obscure glass window.

## Shower Room

6'7" x 6'0" (2.03m x 1.85m )

Modern shower room fitted with shower cubicle with thermostatic shower, pedestal wash hand basin, chrome heater towel rail, tiled walls and useful storage cupboard. Also having UPVC double glazed obscured glass window.

## Bedroom One

10'11" x 12'11" (3.33m x 3.95m)

Principal bedroom having grey UPVC double glazed window, carpeted flooring, gas central heating radiator and fitted wardrobes.

## Bedroom Two

11'2" x 8'8" (3.41m x 2.66m )

Having front facing UPVC double glazed window, gas central heating radiator and carpeted flooring. Also having storage cupboard on the stairs leading to attic.



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### Bedroom Three

6'7" x 8'6" (2.03m x 2.61m )

Having front facing UPVC double glazed window, gas central heating radiator, carpeted flooring and fitted storage above the stairs.

### Attic Bedroom Four

10'1" x 12'5" (3.09m x 3.80m )

Having carpeted flooring, gas central heating radiator, sink and rear facing UPVC double glazed Dormer window.

### Outside

To the front of the property lies a block paved driveway providing off road parking for two vehicles.

A shared driveway leads to the detached garage that has power and lighting.

To the rear of the property lies a good sized garden having flagged patio seating area, an area laid to lawn and extending garden which leads to further patio having timber shed and greenhouse.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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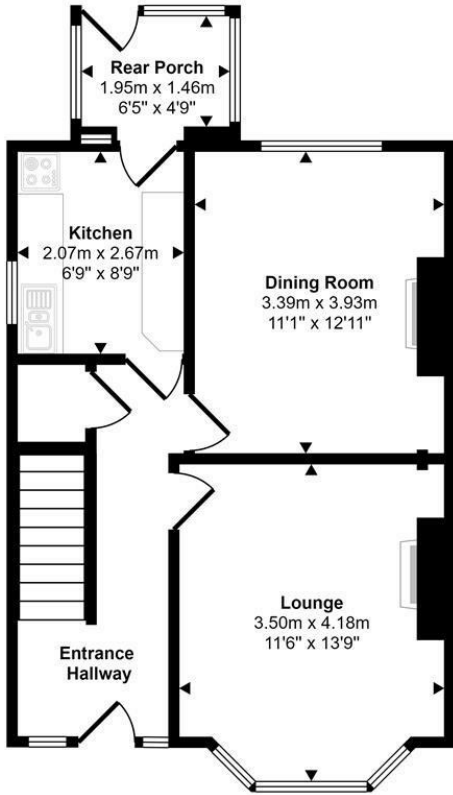
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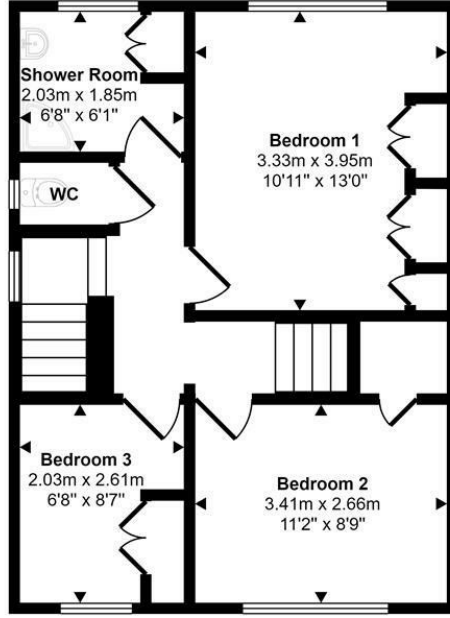
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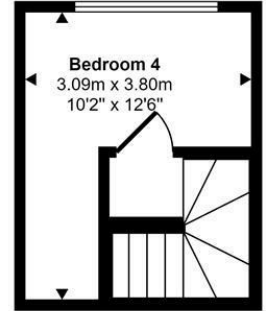
Approx Gross Internal Area  
104 sq m / 1119 sq ft



Ground Floor  
Approx 48 sq m / 519 sq ft



First Floor  
Approx 44 sq m / 476 sq ft



Second Floor  
Approx 12 sq m / 124 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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