



70 Louth Road, Greystones, Sheffield, S11 7AW





# 70 Louth Road

## Greystones

Asking Price

**£480,000**

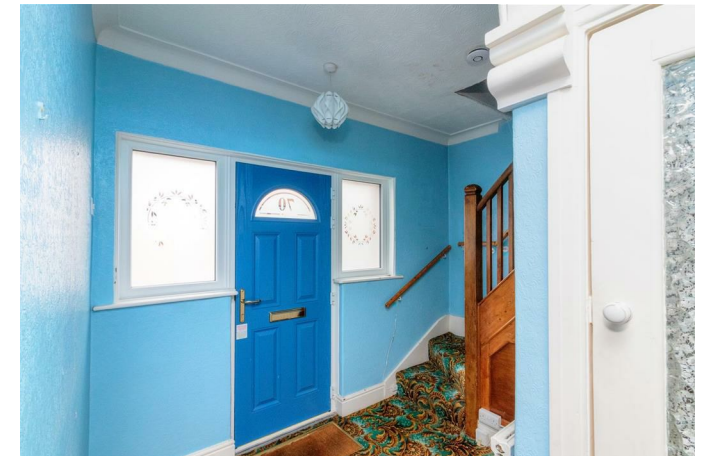
Offered to the market with NO CHAIN is this three bedroom detached home located in the sought after area of Greystones, within easy access of excellent local schools, bars/cafes and Endcliffe Park.

The property, which is in need of modernization throughout, briefly comprises: A welcoming entrance hallway with downstairs W.C and cloakroom. A large, bright and spacious through lounge/diner with bay window and central fireplace. A separate kitchen having a range of fitted wall, drawer and base units with space for a cooker, fridge/freezer and washing machine. To the first floor are three good sized bedrooms, a family bathroom and separate W.C. Loft space ideal for storage otherwise ripe for conversion, subject to the relevant planning and building permissions.

Outside there is a walled garden to the front and steps to the front door, access down both sides of the house and a fully enclosed tiered garden having a range of established plants, patio seating area, greenhouse and garden shed.



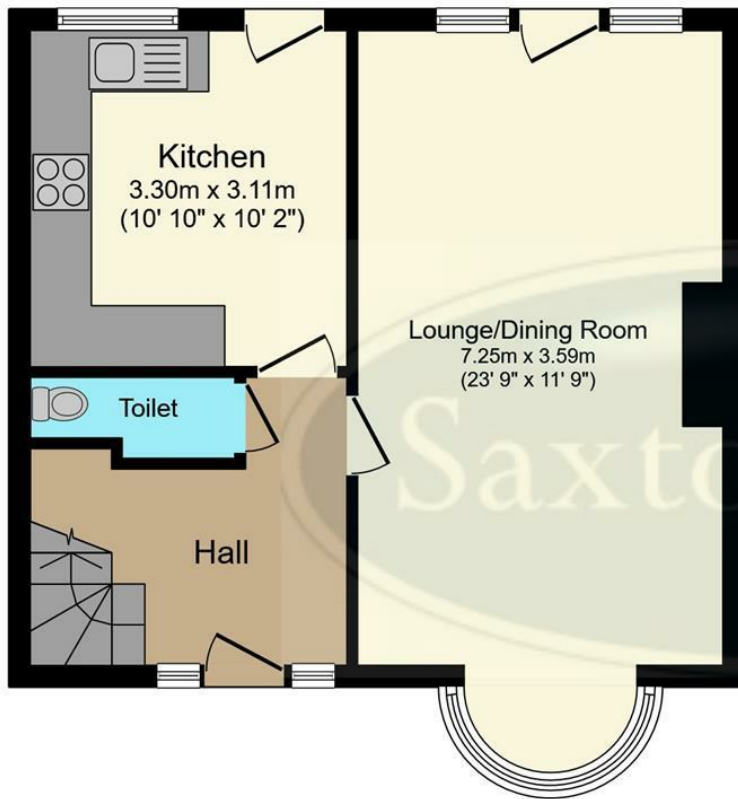
- In Need Of Updating Throughout
- Three Generous Bedrooms
- Ripe For Extending (STPP)
- Excellent Location Close To Endcliffe and Bingham Park
- Well Established Local Schools
- Close To Amenities On Ecclesall Road
- Council Tax: Band D
- EPC Rating: TBC
- Leasehold: 800 Years From 25th March 1925
- Viewing Via Banner Cross Office





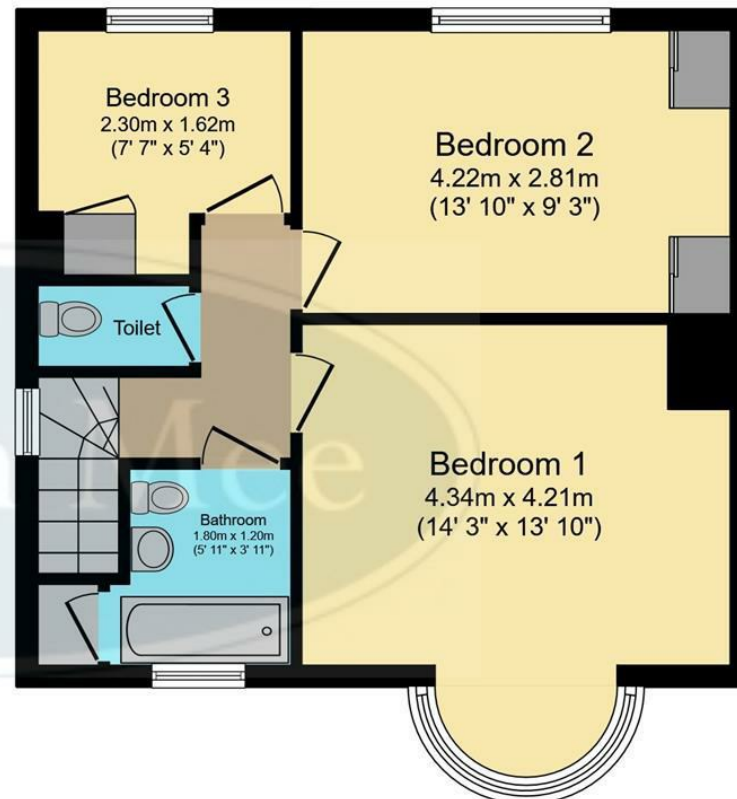






## Ground Floor

Floor area 43.9 sq.m. (472 sq.ft.)



## First Floor

Floor area 44.0 sq.m. (473 sq.ft.)

**TOTAL: 87.8 sq.m. (945 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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