



161 Dobbin Hill, Greystones, Sheffield, S11 7JF

Saxton Mee

161 Dobbin Hill

Greystones

Asking Price

£600,000

For sale with NO CHAIN is this freehold, three bedroom detached house with spacious accommodation carefully laid out over three floors, ideal for the growing family.

The property is maintained to a high standard and briefly comprises: Entrance hallway. Two spacious reception rooms, one enjoying a central fireplace with multi fuel burner and one an open gas fire, both with views from bay windows. Separate study ideal for those who work from home. To the lower ground floor is an excellent kitchen/diner with a range of modern units at wall, drawer and base level, with Range cooker and American fridge/freezer. Downstairs cloakroom/W.C and a useful separate utility room. Leading off the dining area is a delightful conservatory with access to the garden. On the first floor can be found two spacious double bedrooms, a third single bedroom and a modern family bathroom.

Outside there is a garage, driveway and garden to the front with steps down to the entrance door. The rear garden is terraced, one level is lawned, with a plethora of established plants and hedging, patio seating area and the next level has a greenhouse together with raised beds.

Dobbin Hill is an excellent location in the South of Sheffield with fantastic schools close by, easy access to all of the amenities on offer at Ecclesall Road, close proximity to beautiful countryside and regular transport links to the city centre.



- Three Bedrooms And A Separate Study
- Spacious Dining Kitchen Ideal For Entertaining
- Spacious Living Accommodation Over Three Floors Of 1654 Sq Ft
- Ideal Family Home With Excellent Schools Nearby
- A Wealth Of Amenities Available On Ecclesall Road
- Easy Access To The Universities And Hospitals
- Regular Transport Links Into Central Sheffield
- EPC Rating: D / Council Tax: Band D
- Tenure: Freehold
- Viewing Via Banner Cross Office







Basement
 Floor area 52.7 m² (567 sq.ft.)

Ground Floor
 Floor area 60.2 m² (648 sq.ft.)

First Floor
 Floor area 40.7 m² (438 sq.ft.)

TOTAL: 153.7 m² (1,654 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

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