



11 Greenhill Main Road, Greenhill, Sheffield, S8 7RA



# 11 Greenhill Main Road

## Greenhill

Guide Price

# £240,000

GUIDE PRICE £240,000-£250,000

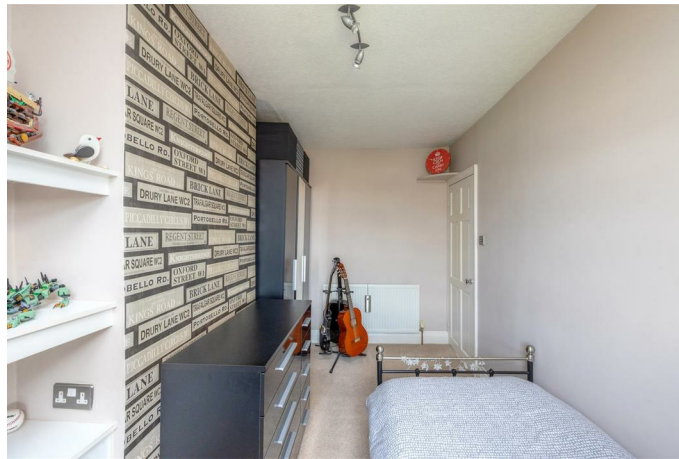
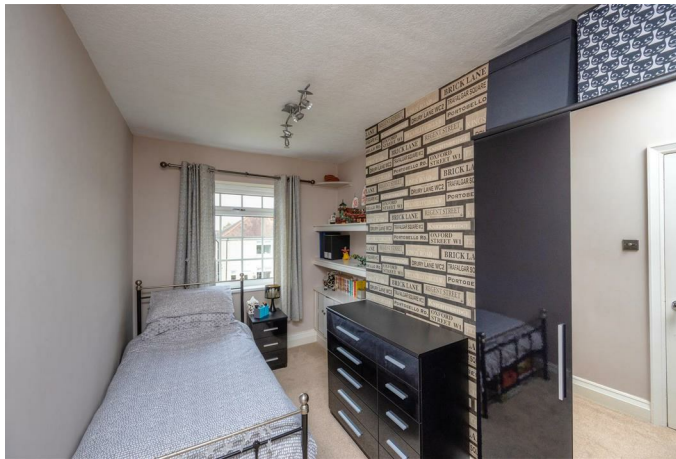
Situated in this fantastic central location, within walking distance of shops, schools and transport links is this two double bedroom semi-detached home ideal for a first time buyer or those looking to downsize.

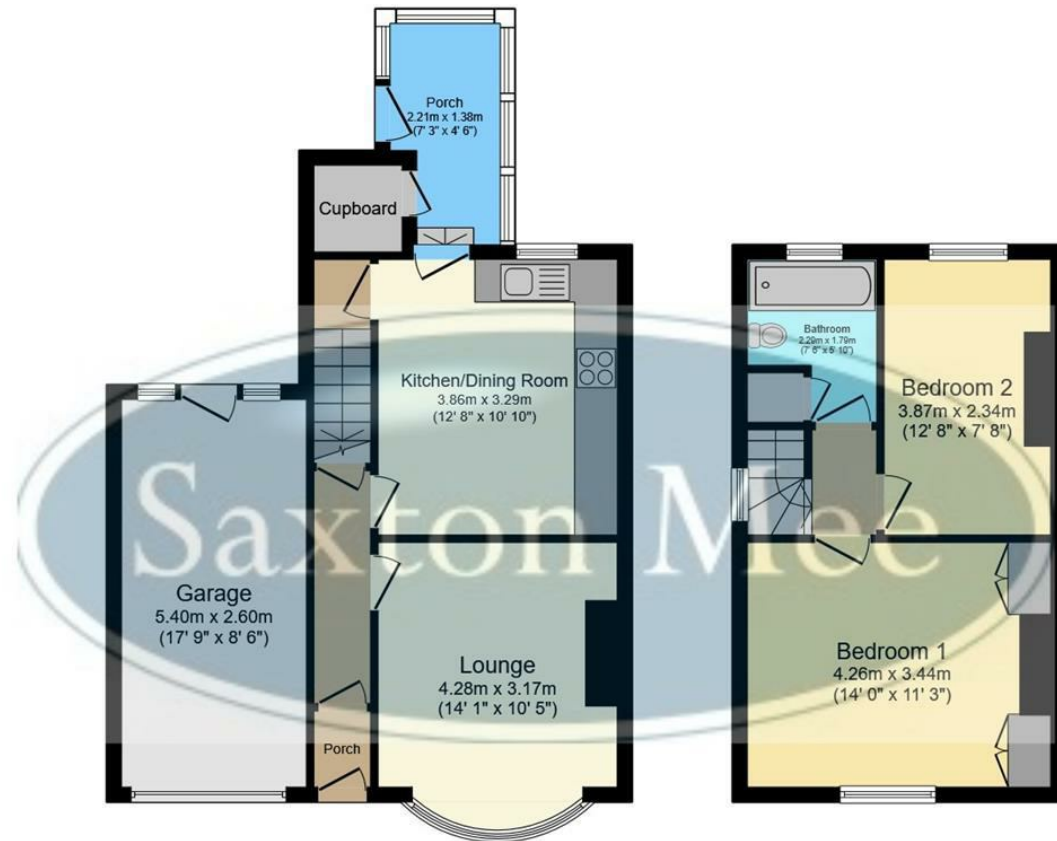
The property is maintained throughout to a good standard, with the accommodation briefly comprising: Entrance hallway with useful understairs storage. Bay windowed lounge to the front. A modern, bright and spacious kitchen diner with a range of units, integrated fridge/freezer, single oven and hob, and integrated washing machine. Rear entrance porch. To the first floor are two good sized bedrooms, the master having fitted wardrobes and a family bathroom with bath, shower over, W.C and wash basin.

Externally, the property offers excellent scope for extension to the side and rear, subject to the relevant planning permissions. Off street parking and adjoining garage with power and light. Private rear garden which is mainly laid to lawn with a patio seating area and planted borders.



- An Ideal First Home
- Excellent Location Close To Local Amenities/Easy Access To The Ring Road And City Centre
- Great outdoor space - lovely level garden with patio seating area
- Two Double Bedrooms
- A Bright And Modern Fitted Kitchen
- Off Street Parking And Garage
- EPC Rating: TBC
- Council Tax: Band B
- Tenure: Leasehold
- Viewing Via Banner Cross Office





### Ground Floor

Floor area 53.9 sq.m. (580 sq.ft.)

### First Floor

Floor area 31.6 sq.m. (340 sq.ft.)

**TOTAL: 85.4 sq.m. (920 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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