



Annesley Road Greenhill Sheffield S8 7SB  
Price Guide £230,000



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GUIDE PRICE £230,000 - £240,000\*\* FREEHOLD \*\*SMARTHOME SYSTEM FOR LIGHTS AND HEATING\*\*

Located in this popular suburb of south west Sheffield which benefits from excellent local amenities, is this deceptively spacious, three bedroom end of terrace house which is ideal for a growing family. Well presented throughout, the property benefits from a large conservatory which offers versatile living options, three good sized bedrooms, an impressive decked terrace, and a workshop at the end of the garden which could be used for a variety of options. Briefly the accommodation on the ground floor includes a small entrance hall, a west facing lounge that is light and airy, a spacious kitchen which has a range of fitted units along with a gas hob and an electric oven, a bathroom that has a white suite with an electric shower over the bath, and a conservatory which can be used all year round that has French doors to the garden. On the first floor there are three excellent sized bedrooms which each have fitted wardrobes.

- POPULAR LOCATION
- THREE GOOD SIZED BEDROOMS
- DECEPTIVELY SPACIOUS
- IDEAL FAMILY HOME
- FABULOUS SIZED GARDEN
- UPVC CONSERVATORY WITH DECKED TERRACE
- OFF ROAD PARKING
- END OF TERRACE
- FREEHOLD PROPERTY
- FANTASTIC LOCAL AMENITIES







## OUTSIDE

To the front there is off road parking for one vehicle while at the rear is a superb sized private garden which features a lawn area, planted beds, an impressive decked terrace with a pergola, and a timber workshop which currently offers excellent storage options but could be improved to create a home office, summer house or for other options.

## LOCATION

An extremely popular location for a variety of buyers including young families as it falls in the catchment of some excellent local schools. A fabulous array of amenities can be found at Meadowhead, as well as the St James Retail Park, and in Woodseats on Chesterfield Road. Graves Park is a short walk away while both the City Centre and glorious outdoor space of the Peak District can be easily accessed by regular bus routes.

## MATERIAL INFORMATION

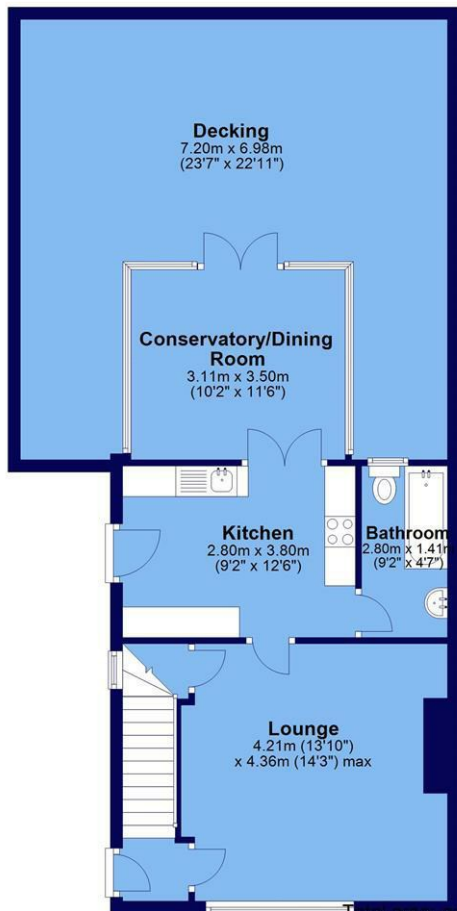
The property is Freehold and currently Council Tax Band A.

## VALUER

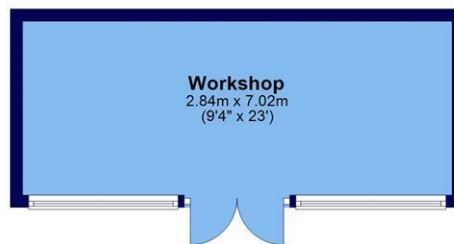
Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

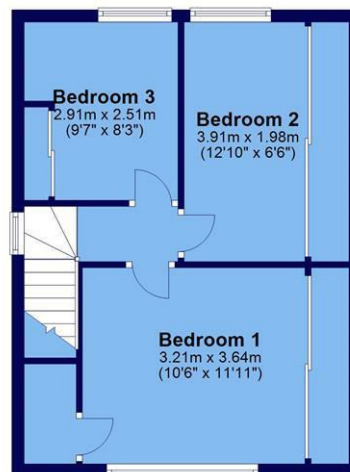
**Ground Floor**  
Approx. 88.5 sq. metres (952.5 sq. feet)



**Outbuilding**  
Approx. 19.9 sq. metres (214.6 sq. feet)



**First Floor**  
Approx. 38.3 sq. metres (412.4 sq. feet)



Total area: approx. 146.7 sq. metres (1579.6 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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