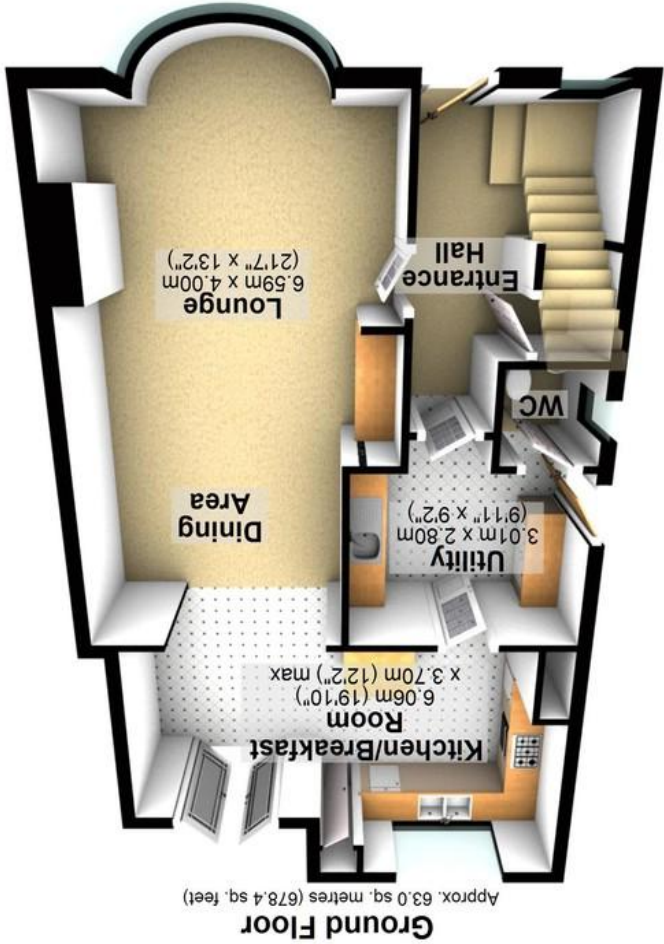
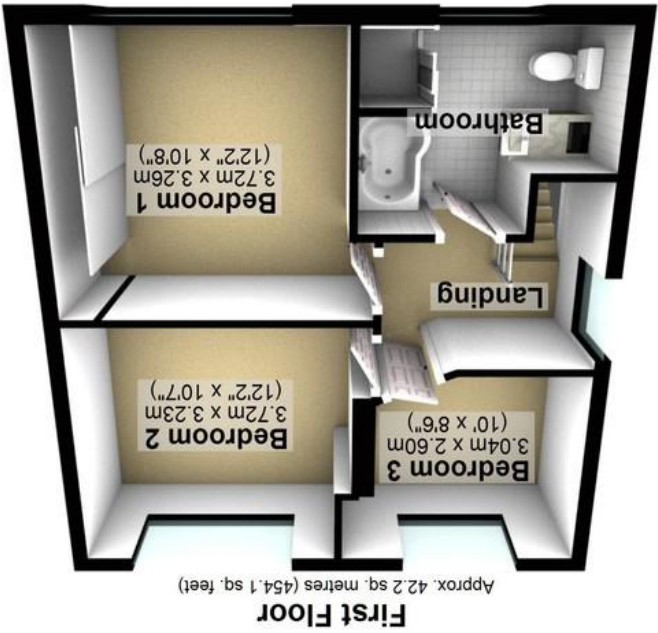


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

England & Wales	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Not energy efficient - higher running costs	Not energy efficient - higher running costs
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
Current	Current
Potential	Potential

England & Wales	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Not energy efficient - higher running costs	Not energy efficient - higher running costs
A (92-100)	A (92-100)
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Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
Current	Current
Potential	Potential

Total area: approx. 105.2 sq. metres (1132.5 sq. feet)







116 Greystones Road | Greystones | Sheffield | S11 7BR **Property Tenure:** Freehold

Delivering a contemporary, three bedroomed semi detached family home that has been tastefully and skilfully renovated and extended with a super stylish open plan living-dining-kitchen area, giving a real sense of space. With ample parking to the front and larger than expected family garden to the rear, along with some stunning views towards Endcliffe park and the city skyline. Located in the very heart of the ultra popular Greystones area and within walking distance of Ofsted rated excellent Greystones Primary School and High Storrs secondary. Bingham park, Sharrowvale, and woodland walks in the Porter valley are all close by and of course, The Peak District is right next door. Being of particular interest to the growing family and finished to a very high standard throughout the two floors There are also architectural plans and approved planning permission to build a side two storey extension. Viewing is absolutely essential to do full justice to this beautifully finished and spacious family home.



## PROPERTY FEATURES

- THREE BEDROOMED SEMI DETACHED FAMILY HOME
- CONTEMPORARY OPEN PLAN REAR LIVING DINING KITCHEN
- AMPLE PARKING AND LARGE REAR PRIVATE GARDEN
- STUNNING VIEWS OVER THE CITY SKYLINE AND ENDCLIFFE PARK
- PERFECT FOR THE GROWING FAMILY MARKET
- FULL PLANNING PERMISSION IN PLACE AND PLANS DRAWN FOR A TWO STORY SIDE EXTENSION
- HEART OF THIS EXTREMELY POPULAR RESIDENTIAL SUBURB
- VIEWING IS ESSENTIAL TO DO FULL JUSTICE TO THIS STUNNING PROPERTY
- CLOSE TO LOCAL AMENITIES WOODLAND WALKS PARKS AND THE PEAK DISTRICT

