

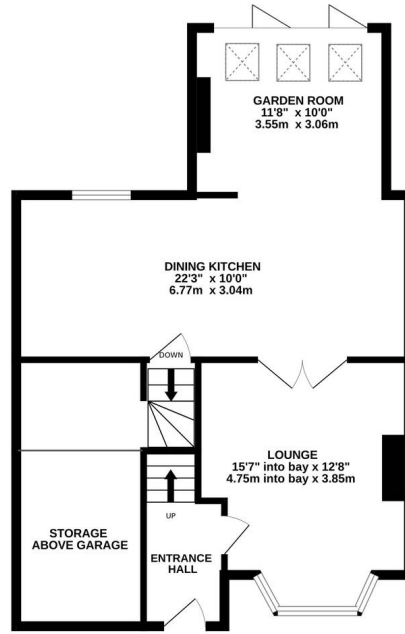


Grenobank Road, Grenoside

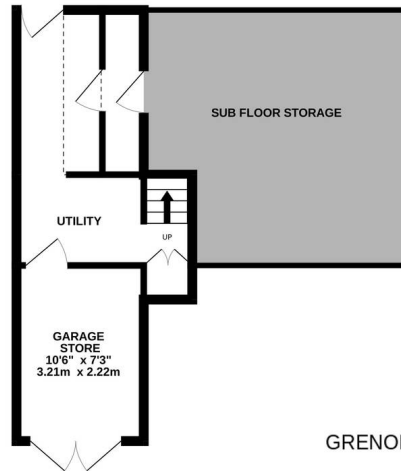
Sheffield

In Excess of **£295,000**

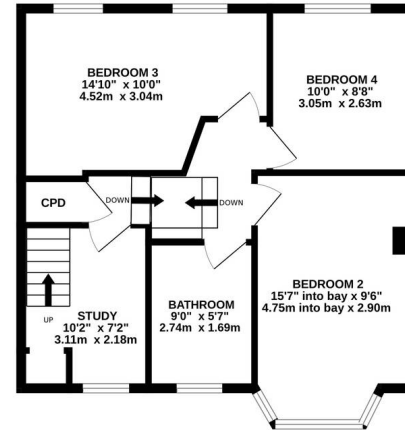
GROUND FLOOR



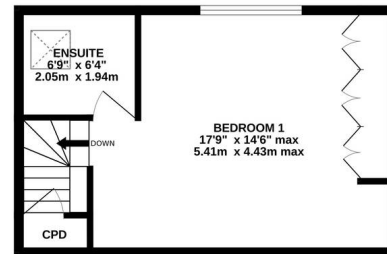
LOWER GROUND FLOOR



1ST FLOOR



2ND FLOOR



GRENOBANK ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Grenobank Road

Grenoside, Sheffield

WE OFFER TO THE MARKET THIS SUBSTANTIALLY EXTENDED FOUR BEDROOM SEMI-DETACHED HOME, LOCATED IN THIS HIGHLY REGARDED NORTH SHEFFIELD VILLAGE WITH EXCELLENT ACCESS TO THE CITY CENTRE, WHILST ALSO BEING CONVENIENTLY SITUATED TO THE LOCAL COUNTRYSIDE INCLUDING GRENOSIDE WOODS. HAVING BEEN SIGNIFICANTLY UPGRADED AND AMENDED BY THE CURRENT VENDORS, THE HOME NOW OFFERS SPACIOUS LIVING ACCOMMODATION AND BENEFITS FROM A LOFT EXTENSION AND EXTENSIONS TO THREE SIDES. FINISHED TO A HIGH STANDARD THROUGHOUT, THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, entrance hall, lounge, breakfast kitchen in an open plan configuration with the dining room and garden room. To the lower ground floor, there is the utility space with access to the sub-ground floor storage. To the first floor, there are three bedrooms, study area and house bathroom. To the second floor, there is bedroom one with en-suite shower room. Outside, there is a driveway to the front providing off street parking leading to integral garage store and steps leading to the front entrance. To the rear, there is a well sized garden with a lawned space with perimeter flower beds, flagged seating area and hard standing for a shed.



ENTRANCE

Entrance gained via composite and glazed door into the entrance hallway.

ENTRANCE HALLWAY

With ceiling light and staircase rising to the first floor. Here we gain entrance to the lounge.

LOUNGE

A front facing principle reception space, with the main focal point being a log burner. There is ceiling light, Karndean flooring throughout and uPVC double glazed bay window to the front. Twin French doors in timber single glazing open through to the dining kitchen.

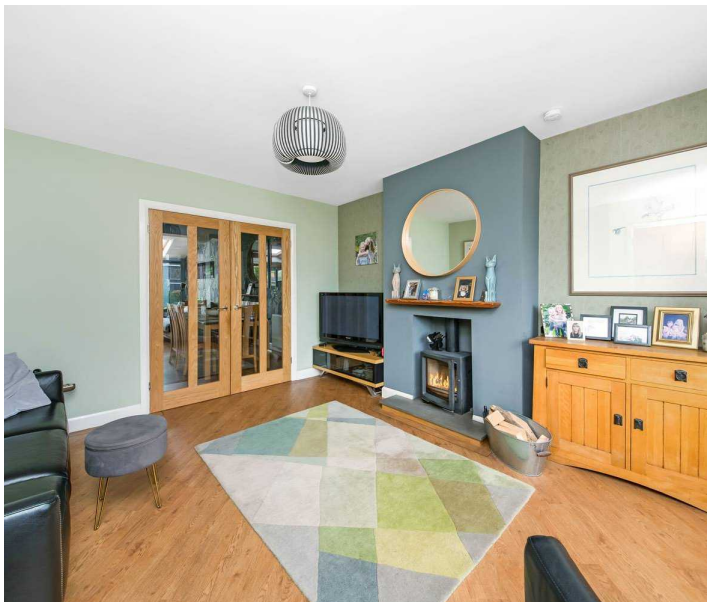
DINING KITCHEN

In an open aspect incorporating both dining kitchen and garden room, with ample space for a dining table and chairs. The kitchen itself has a range of wall and base units in a high gloss white with contrasting granite worktops. There are integrated appliances in the form of twin NEFF ovens, Viceroy four burner gas hob with extractor fan over, integrated dishwasher, one and a quarter stainless steel sink with chrome mixer tap over and space for an American style fridge freezer. There is also a breakfast bar with seating area.

The kitchen has inset ceiling spotlights, continuation of the Karndean flooring and has a uPVC double glazed window to the rear. The dining area has ceiling light and central heating radiator. A door opens to the staircase which descend to the lower ground floor.

GARDEN ROOM

An additional reception space, currently used as a secondary lounge area. There are inset ceiling spotlights, contemporary vertical radiator, three velux skylights and aluminium bi-folding doors leading out to the rear garden.



UTILITY

From the dining kitchen, a door opens to the stairs that descend to the lower ground floor where we find the utility area. With plumbing for a washing machine, space for further appliances, base units in a wood effect shaker style and sink with chrome mixer tap over. There is ceiling light, uPVC obscure double glazed door leading to the rear garden and further door giving access to storage area under the house.

FIRST FLOOR LANDING

From the entrance hallway, the staircase rises to the first floor landing with ceiling light. Here we gain access to the following rooms.

BEDROOM TWO

A front facing double bedroom with ceiling light, central heating radiator and uPVC double glazed bay window to the front.

BEDROOM THREE

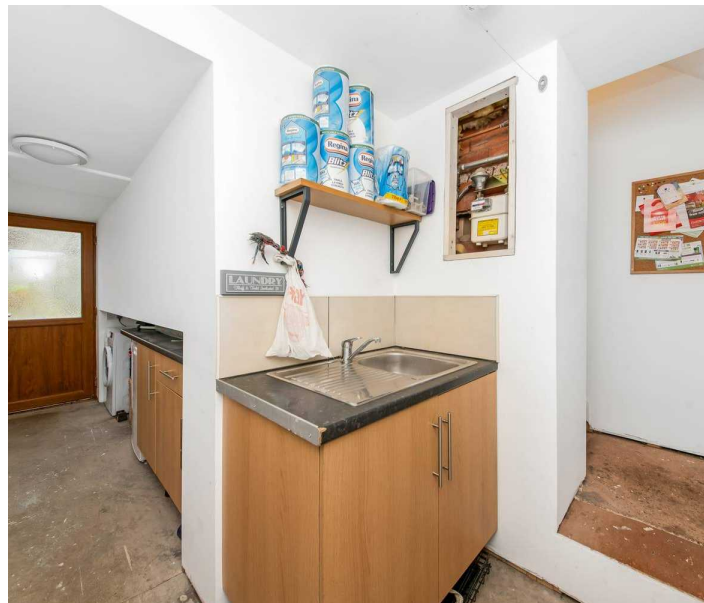
A further double bedroom with two ceiling lights, central heating radiator and two separate uPVC double glazed windows to the rear.

BEDROOM FOUR

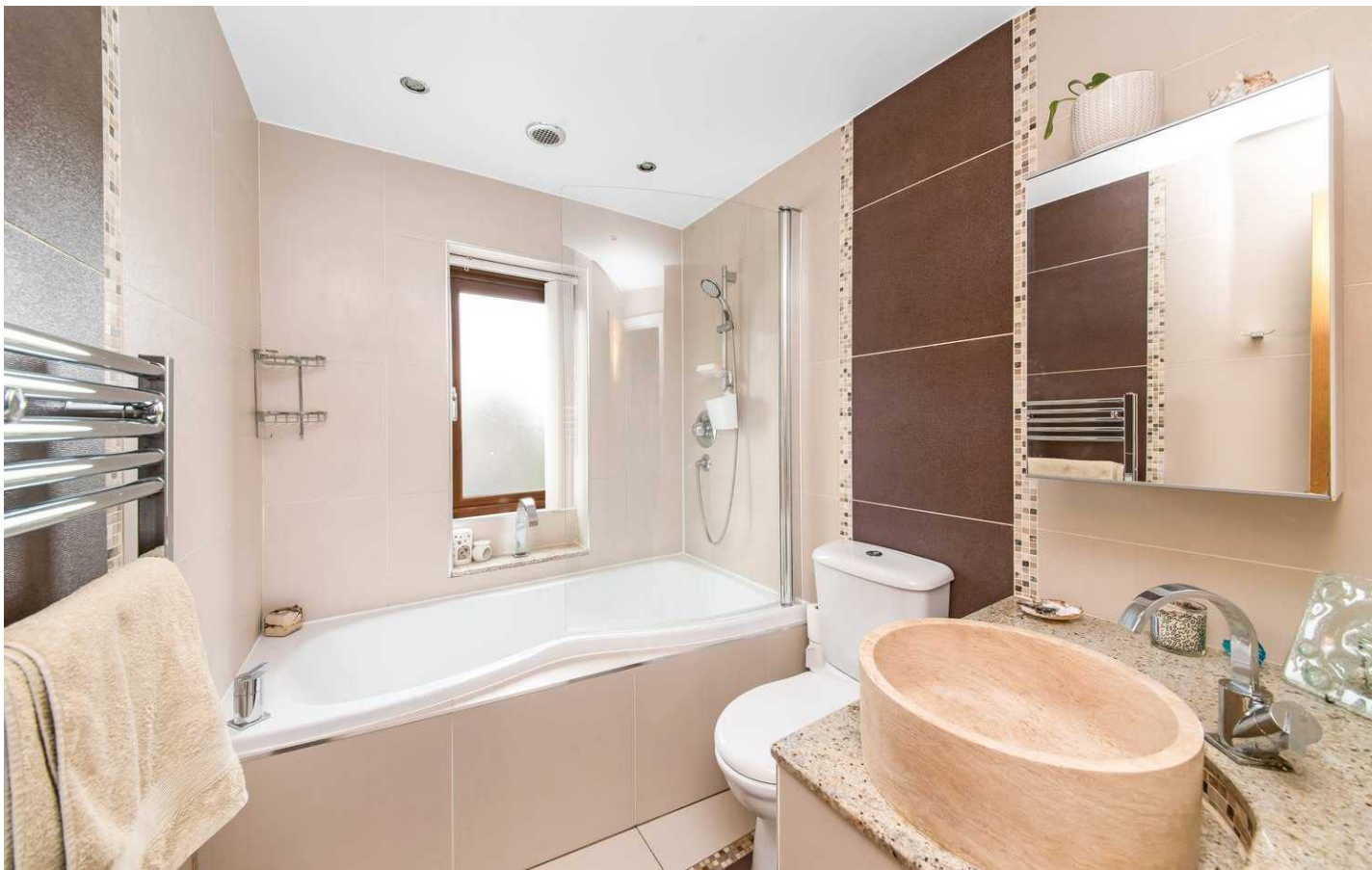
A double bedroom, currently used as a craft area. There is ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to the rear.

HOUSE BATHROOM

A modern family bathroom comprising of a close coupled W.C., circular stone sink with chrome mixer tap over and bath with chrome mixer tap and mains fed chrome mixer shower over with glazed shower screen. There are inset ceiling spotlights, extractor fan, full tiling to the walls and floor, chrome towel rail/radiator and obscure uPVC double glazed window to the front.







STUDY

With ceiling light, central heating radiator, uPVC double glazed window to the front and staircase rising to the second floor with useful storage cupboard underneath. Here we also find the combination boiler.

BEDROOM ONE

A spacious bedroom with inset ceiling spotlights, central heating radiator and built in wardrobes. Here we gain access to the en-suite shower room.

EN-SUITE SHOWER ROOM

A modern white suite comprising of a close coupled W.C., double sink within vanity unit with two chrome mixer taps over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, full tiling to the walls and floor and velux skylight.

OUTSIDE

To the front of the home, there is a driveway providing off street parking leading to the garage store and steps leading to the front door. The garage has lighting and power with further over head storage space. To the rear of the home, there is a flagged seating area immediately from the bi-fold doors from the garden room, with steps descending to further seating area where there is a log store. Beyond this there is a lawned area with flower beds containing various plants, shrubs and trees and there is hard standing for a shed. The garden is fully enclosed with perimeter fencing.





ADDITIONAL INFORMATION

The EPC Rating is C-72, the Council Tax Band is C and we are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Sheffield Office on 0114 3216590

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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