





20 Stenton Road

Sheffield • South Yorkshire • S8 7RN

Guide Price £310,000 - £330,000

Located at the end of a quiet cul de sac in Greenhill is an extended 3-bedroom semi-detached family home which benefits from a resin driveway, carport, garage, and attractive enclosed rear garden. Featuring flexible open plan living space and a conservatory, filled with natural light. Offering potential to extend or convert the garage and loft space, all subject to necessary building consents. Benefits from combination gas central heating and double glazing. No chain. A front porch leads to an inner hallway, offering under stairs storage and cloak cupboard. The living space is divided by double doors which open to create a spacious open plan area, featuring a light and airy bay fronted lounge and adjoining dining area. From here sliding doors lead to the conservatory, filled with natural light and pleasant garden aspect. The kitchen is fitted with a range of neutral units providing space with plumbing for freestanding appliances and generous walk-in pantry. A separate utility room creates additional space, also housing the Worcester combination boiler, designed with a tiled floor, front and rear door access. The first floor comprises of three bedrooms, two double rooms with generous built in storage and a smaller third bedroom. The shower room is fully tiled and equipped with a walk in rainfall shower, heated towel rail, and WC located separately. The landing provides access to the loft space, fitted with Velux window, which offers useful storage and potential to fully convert subject to necessary consents. Externally, there is a resin driveway leading to the garage and front garden, creating a great first impression. At the rear is an attractive low maintenance garden, designed with an artificial lawn, resin patio and garden shed. Located in a popular suburb with local shops, cafes and amenities on the doorstep. Great location to commute to Sheffield city centre or Chesterfield, with excellent transport links and reputable schools close by.



- Extended Semi Detached Family Home
- 3 Bedrooms
- Located on a Quiet Cul de Sac
- No Chain
- Flexible Open Plan Living Space

- Potential to Extend Subject to Consents
- Attractive Low Maintenance Rear Garden
- Resin Driveway & Garage
- Leasehold 800 years 25/03/1957 £10pa
- Council Tax Band C, EPC D

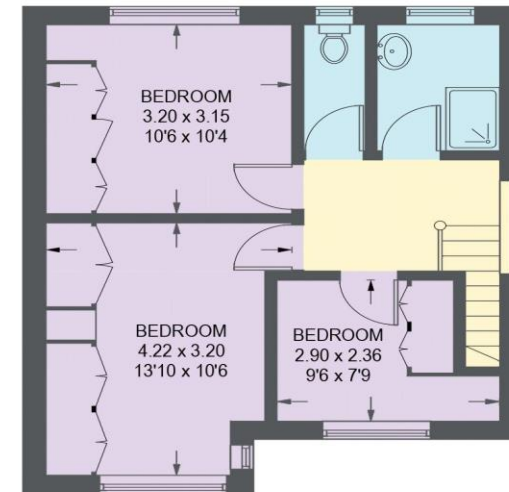


20 STENTON ROAD

APPROXIMATE GROSS INTERNAL AREA = 123.7 SQ M / 1331 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR (INCLUDING GARAGE)
82.6 SQ M / 889 SQ FT



FIRST FLOOR
41.1 SQ M / 442 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.