











## 146 Greenhill Avenue

Greenhill • Sheffield • S8 7TF

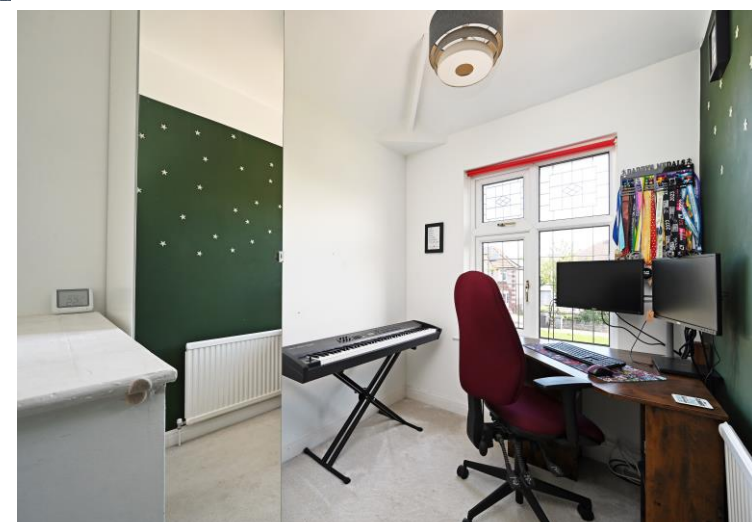
Guide Price £325,000 - £340,000

Attractive 3-bedroom semi-detached family home located on a popular road in Greenhill, S8. Offering fabulous potential to develop and extend with planning permission granted for a single storey rear extension. Light & airy flexible accommodation which benefits from generous enclosed rear garden, perfect for families, shared driveway and detached garage. The ground floor features a generously proportioned open plan, dual aspect flexible living space. A cosy bay fronted lounge with modern feature fireplace adjoins a light and airy dining area complemented by French doors, creating a stream of natural light and seamless link to the private rear garden. The kitchen is fitted with a range of shaker style units with complementary worktops and integrated appliances including oven, 5 ring gas hob, fridge freezer, slimline dishwasher and microwave. The first floor comprises of 3 good sized bedrooms, 2 spacious double rooms, beautifully presented and a smaller third bedroom / study. The spacious family bathroom is equipped with white suite, contrasting matte black fittings, rainfall shower, white brick shaped tiling and contrasting walls. Externally a generous driveway, partially shared, creates off street parking and leads to the detached garage. The enclosed rear garden is a perfect family space, designed with stone patio, raised seating area with generous lawn filled with established planting. Located in a popular suburb with local shops, cafes and amenities on the doorstep. Great location to commute into Sheffield city centre or Chesterfield, with excellent transport links and reputable school close by. Within easy access of the Peak District National Park.









- Attractive Semi-Detached Property in Greenhill
- 3 Bedrooms
- Dual Aspect Open Plan Living / Dining
- Modern Kitchen & Integrated Appliances
- Spacious Bathroom with White Suite
- Combination Boiler & Double Glazing
- Southerly Facing Rear Garden & Patio
- Shred Driveway & Detached Garage
- Leasehold, Approx 700 years Remaining, £6pa
- Council Tax Band C, EPC Rating C





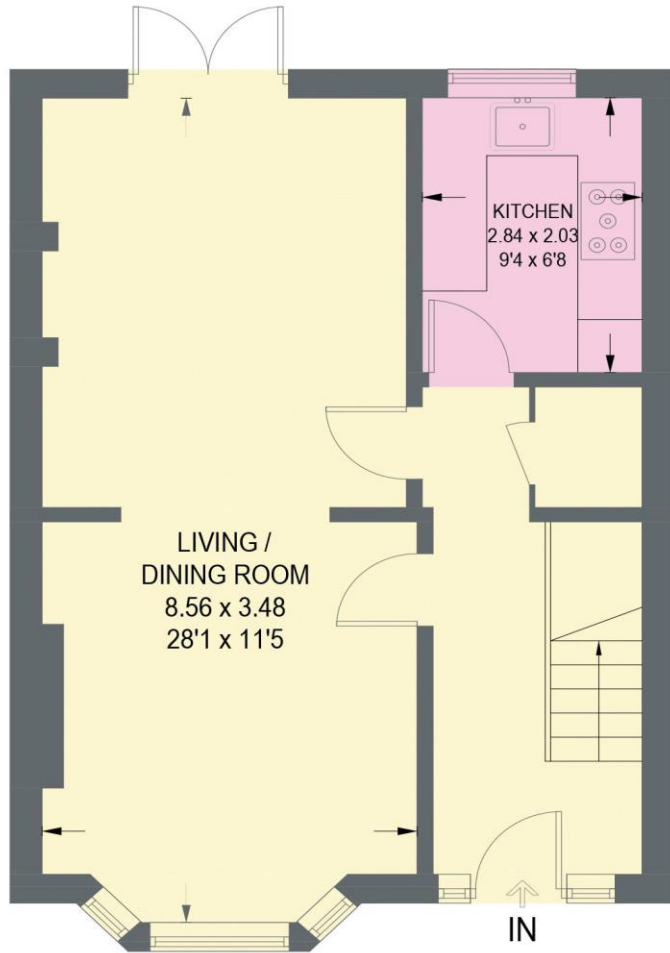


# 146 GREENHILL AVENUE

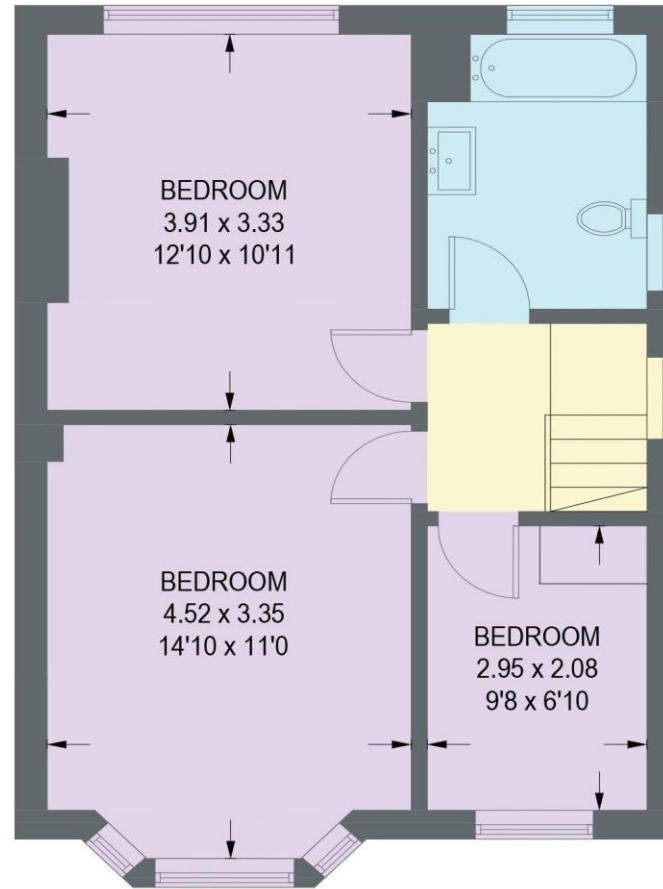
APPROXIMATE GROSS INTERNAL AREA = 92.4 SQ M / 994 SQ FT

GARAGE = 12.1 SQ M / 130 SQ FT

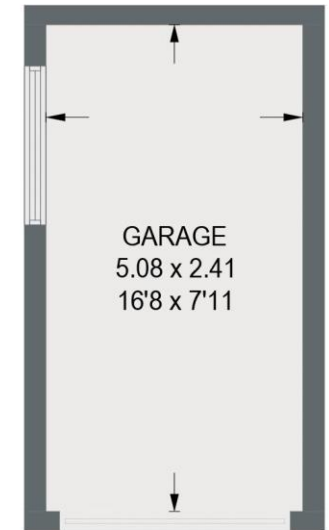
TOTAL = 104.5 SQ M / 1124 SQ FT



**GROUND FLOOR**  
46.4 SQ M / 499 SQ FT



**FIRST FLOOR**  
46.0 SQ M / 495 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

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





**haus**

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