







32 Vicarage Crescent

Grenoside • Sheffield • S35 8RE

Guide Price £300,000 - £325,000

A rare opportunity to present for sale an exceptional three-bedroom semidetached house on the popular Hassall Homes estate in the village of Grenoside. It was built in the late 1950's and has been loved and lived in by the same family for 60 years. The rear of the house has a south - west facing aspect and is the largest garden on the whole estate. Part of the garden has previously had Planning Permission to build a detached dwelling house with a separate vehicle access from Cross House Road. Today, there is the opportunity for a new owner-occupier to purchase and enjoy the house and its fabulous, south-west facing garden. Alternatively, a buyer may wish to develop the rear garden separately. There is also ample space to the side of the house to construct a substantial two - storey extension or even a granny flat annex. Obviously, any change to the current arrangements will be subject to obtaining the relevant permissions. Vicarage Crescent is an extremely popular road in the very desirable village of Grenoside, which is well-served by local shops and amenities, schools and public transport. The M1 motorway network can be reached by car in less than 10 minutes and Sheffield city centre, Northern General hospital and Meadowhall shopping centre are also readily accessible. Recreationally, The Peak District National Park is barely 3 miles away. Nearer to home are the expansive Greno, Wheata, Prior Royd and Wharnccliffe woods which are very popular with all manner of outdoor enthusiasts. On the ground floor, there is a reception hall with neutral tones and pine doors, which continue throughout the property. The through lounge and dining room is spacious with a focal point solid marble fireplace and an electric fire, a front bay window, and rear full height windows / glass door leading onto the patio and garden. The kitchen has a modern range of fitted units with wood effect worktops with splash-back tiling and concealed lighting. A one and a half sink unit sits beneath the rear window with a lovely open garden outlook. A serving hatch feeds through to the dining area. The cooker, extractor fan, and fridge are all included in the sale. An under-stair pantry with shelving provides useful additional storage space. A side door leads into the utility room extension with front and rear doors, a side window, fitted units, and plumbing for a washing machine. Central heating and domestic hot water are provided by the Ideal condensing boiler which is connected to radiators fitted through most out the house. The gas boiler is in the utility room and was renewed in 2023. Domestic hot water is stored in a hot water tank located in the roof space, fitted with a supplemental electric immersion heater. On the first floor, there is a landing with a ceiling hatch to the loft, three well-presented bedrooms, and a modern wet room. The main bedroom has fitted wardrobes and drawers and a front bay window with far-reaching views towards Wentworth. The second room is a rear, double room with an open garden outlook. The third bedroom is a front single room. The modern wet room has fully tiled walls, waterproof floor covering, a Mira shower, Vanity wash basin, and a modern wash and dry WC. There are two rear windows. Outside, the property commands an enviable, corner plot, generous in size, with a wonderful, south-west facing rear garden. There is a front lawned garden with planted borders and an adjoining driveway for numerous cars, leading into a sectional garage with power, lighting, and a remote - controlled electric up and over door. Side access leads into the extensive rear garden with lawn and mature planted borders. The property tenure is Freehold. No Chain. EPC Rating C. Council Tax Band C.





- Desirable Grenoside Village Location
- Brick built Semi-Detached House
- 3 Bedrooms
- Extensive South-West Rear Garden
- Expired Outline Planning for a Detached House
- Access at Rear off Cross House Road
- Potential to Extend to the Side of the House
- Light & Airy Interior over 2 Floors
- Driveway & Garage
- Freehold & No Chain

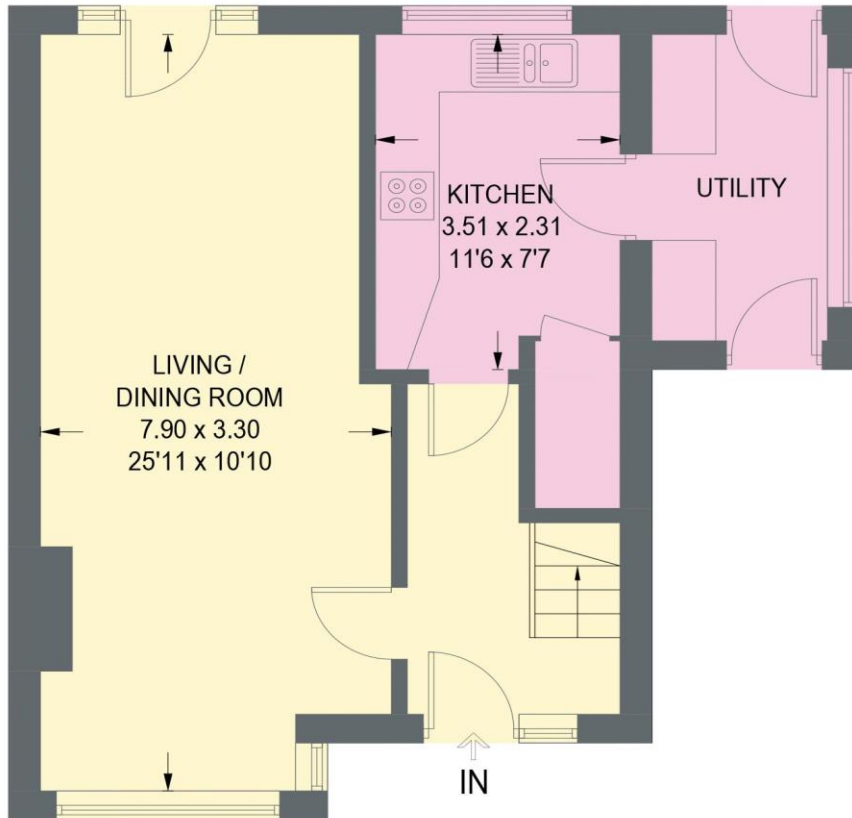


32 VICARAGE CRESCENT

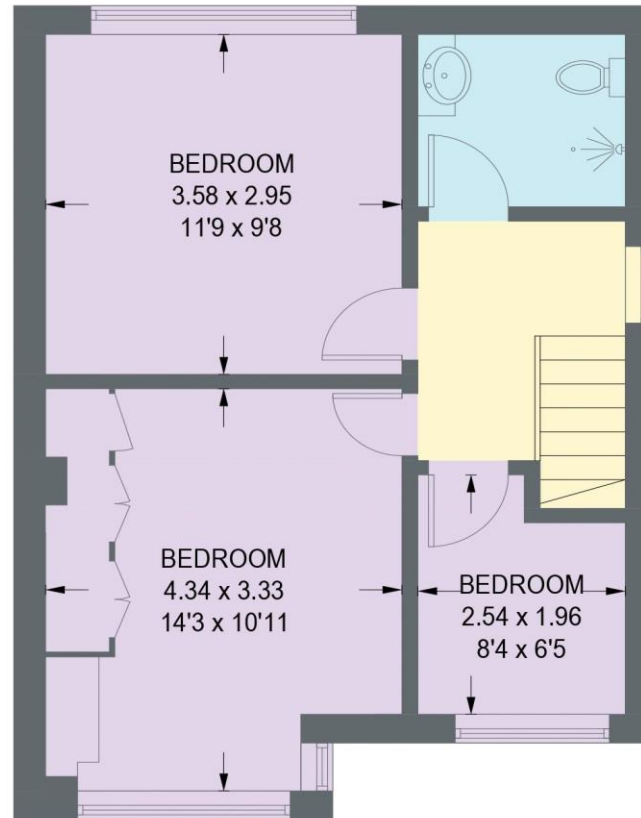
APPROXIMATE GROSS INTERNAL AREA = 88.0 SQ M / 947 SQ FT

GARAGE = 17.0 SQ M / 183 SQ FT

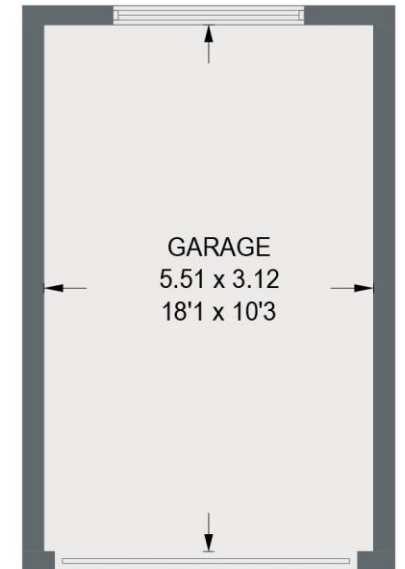
TOTAL = 105.0 SQ M / 1130 SQ FT



GROUND FLOOR
47.4 SQ M / 510 SQ FT



FIRST FLOOR
40.6 SQ M / 437 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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