



## 193 Greenhill Avenue, Greenhill, Sheffield, South Yorkshire, S8 7TJ

Offers In The Region Of £235,000

- Semi Detached House
- NO CHAIN
- Requiring Modernisation
- Three Bedrooms
- Popular Location
- Enclosed Garden
- Two Bathrooms
- Close To A Range of Amenities
- Garage And Off Road Parking



Offered for sale with no chain is this well proportioned 3 bedroom semi detached property. Located in this much sought after residential area and having great access to a wide range of shopping facilities in Bradway, Woodseats and St James Park along with good recreational facilities, public transport, and access to the city centre. Whilst the property requires some modernisation and cosmetic upgrading it does benefit from majority double glazing, partial gas fired central heating, good sized enclosed rear garden, a single garage and off road parking.

The accommodation briefly comprises: Porch, Entrance Hall, Living Room, Dining Room, Kitchen, Conservatory and Wet Room. First Floor Landing, Three Bedrooms, Bathroom and Separate W/C. Outside to the front of the property is a paved area suitable for car hard standing. A shared driveway leads to a single garage. To the rear of the property is an enclosed lawned garden with patio area and shed and separate vegetable garden and green house.



Council Tax Band: C



## ACCOMMODATION

### GROUND FLOOR

#### PORCH

6'11" x 2'5"

Being of timber construction and having front and side facing sealed unit double glazed windows and a half glazed entrance door.

A glazed door with complimentary side panels lead into the;

#### ENTRANCE HALL

11'0" 6'2"

Having a central heating radiator, coving to the ceiling, wall light and small cloaks cupboard.

#### WET ROOM

6'10" x 4'0"

Having a low flush WC, wash hand basin and shower area with floor drain and electric shower. There are front and side facing sealed unit double glazed windows, a central heating radiator, a chrome ladder style towel radiator, extractor fan and cupboard housing the electrical consumer unit.

#### LIVING ROOM

11'5" x 10'11"

Benefiting from a sealed unit double glazed bay window, a central heating radiator, coving to the ceiling and feature fire place with inset electric fire.

#### DINING ROOM

11'0" 8'5"

With coving to the ceiling and two central heating radiators.

#### KITCHEN

11'3" 8'7"

Fitted with a comprehensive range of medium oak fronted units above and below roll top work surfaces. Incorporated within is a single drainer stainless steel sink with mixer taps, a single electric oven and ceramic hob with extractor over. There is space and plumbing for an automatic washing machine and space for a low level fridge or freezer, tiled splash backs, a central heating radiator and a rear facing sealed unit double glazed window.

#### PANTRY

4'3" x 3'3"

Providing useful storage space with unit above and below roll top work surface and a side facing single glazed window.

#### CONSERVATORY

15'1" 8'6"

Having UPVC double glazed windows to the rear and side, rear facing patio door and side facing UPVC stable door, there are also wall lights and a central heating radiator.

### FIRST FLOOR

#### LANDING

Having a front facing sealed unit double glazed window, coving to the ceiling, spindle balustrade and access to loft storage space.

#### BEDROOM ONE

13'9" (into bay) x 11'0" (into wardrobes)

Having a front facing sealed unit double glazed bay window and built-in wardrobes.



### BEDROOM TWO

14'3" (max) x 8'6"

Having a rear facing sealed unit double glazed window which overlooks the rear garden and a range of in bedroom furniture.

### BEDROOM THREE

8'5" x 8'2"

Having a rear facing sealed unit double glazed window which overlooks the rear garden and a range of in bedroom furniture.

### BATHROOM

8'3" x 4'3"

Fitted with a two piece suite comprising of a panelled bath with electric shower over and a pedestal wash hand basin. There are tiles to the walls, a central heating radiator, side facing sealed unit double glazed window and cupboard which houses Alpha combination boiler.

### SEPARATE WC

4'3" x 2'4"

Having a low flush WC, half tiled walls and a side facing UPVC double glazed window.

### OUTSIDE

To the front of the property sees area of car hard standing behind a stone wall.

A shared driveway leads to a single garage.

To the rear of the property is a paved patio area, lawns and a good sized timber shed. There is a greenhouse and further garden area suitable for cultivation of vegetables and fruits.



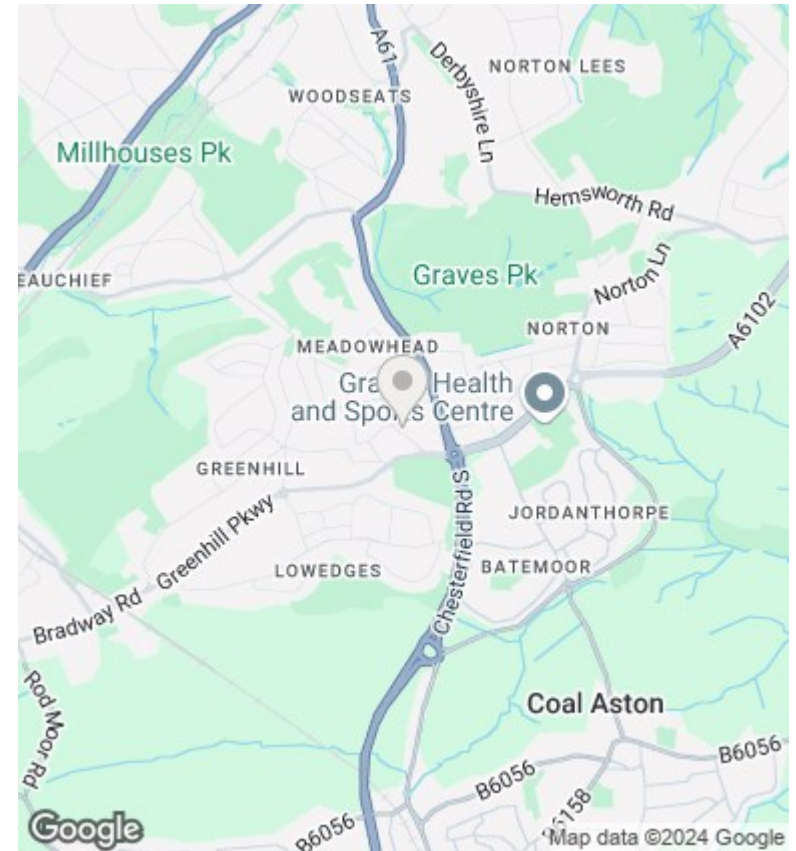








Total area: approx. 108.9 sq. metres (1172.6 sq. feet)  
Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only.  
Plan produced using PlanUp.



## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			71
(55-68) <b>D</b>		52	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	