



Greengate Road, Sheffield



welcome to

Greengate Road, Sheffield

Welcome to this charming three-bedroom mid-terrace freehold house, offering a perfect blend of comfort and convenience. Situated in a desirable residential area.



Lounge

Having an entrance door, front facing double glazed window and radiator.

Dining Kitchen

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Electric oven and hob with extractor above, Space and plumbing for washing machine. Radiator and French doors leads to the rear garden.

Landing**Bathroom****Bedroom One**

Front facing double glazed window and radiator.

Bedroom Two

Rear facing double glazed window and radiator.

Attic Bedroom Three

Double glazed window and radiator,

Garden

To the rear of the property is a paved garden.



view this property online williamhbrown.co.uk/Property/CPK113767



welcome to

Greengate Road, Sheffield

- Mid-Terrace property
- Three Bedrooms
- Dining kitchen with French doors
- No chain
- Good access to local amenities

Tenure: Freehold EPC Rating: D

guide price

£130,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CPK113767](https://www.williamhbrown.co.uk/Property/CPK113767)



Property Ref:
CPK113767 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)