

6 Robert Road, Greenhill, Sheffield, S8 7TL
Guide Price £350,000

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Council Tax Band: C

Guide Price £350,000 - £360,000 A stunning three bedroom extended semi-detached home which is located on this quiet yet popular road in Meadowhead. Situated within close proximity to a wealth of shops and amenities including St James retail park and the picturesque Graves Park, the property is ideal for families and has been recently improved throughout with modern stylings, an impressive open plan dining kitchen and a lovely private garden to the rear! With easy access to the city centre thanks to regular bus routes nearby, the property is also within the catchment area of popular local schools. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway, spacious living room and an extended dining kitchen with access to the rear garden. To the first floor there is a landing area, three spacious bedrooms, a shower room and a separate wc. Outside, there is a driveway for two cars to the front whilst to the rear there is a landscaped private garden with a patio and lawn, and access to the detached garage which has power and lights and immediate access to a private road to the rear. A viewing is highly recommended, contact Archers Estates to book your viewing today! Freehold tenure, council tax band C.

Entrance Hallway

Access to the property is gained through a front facing composite entrance door which leads into the hallway. Wide and inviting, this spacious room has a staircase rising to the first floor landing area, a radiator and laminate flooring. Doors lead to the living room and the kitchen area.

Living Room

A larger than average living room which has ample space for furnishings, a front facing upvc double glazed bay window, two radiators, a feature gas fire with surround and laminate flooring. A door leads to the dining area.

Open Plan Dining Kitchen

A stunning room which takes full advantage of the rear extension and comprises of a kitchen and spacious dining area. To the kitchen area there are modern styled fitted wall and base units with a solid oak worksurface incorporating a ceramic sink and drainer unit and there is an additional island unit with matching solid oak worksurface. Having space for a range cooker and washing machine, there are also integrated appliances including a fridge freezer, dishwasher and tumble dryer. With a radiator and laminate flooring, the room flows into the dining area which is larger than average and has ample space for a dining table and chairs. With continued laminate flooring, a radiator, rear facing upvc double glazed sliding patio doors leading to the outside, a separate rear facing upvc double glazed window and upvc entrance door also.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a side facing upvc double glazed bringing much light into the area and a loft hatch gaining access to the roof space, which is insulated. Doors lead to all rooms on this level.

Master Bedroom

A spacious double sized room which has a front facing upvc double glazed window, fitted wardrobes, a radiator and laminate flooring.

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window overlooking the garden, a radiator and laminate flooring.

Bedroom Three

A single sized room which could also be used as an office if desired, having a rear facing upvc double glazed window and a radiator. The Worcester Bosch combi boiler is also housed in this room.

Shower Room

Having a modern styled suite comprising of a shower enclosure and a vanity wash basin. With a tall radiator, tiled flooring and a front facing upvc double glazed window.

Separate WC

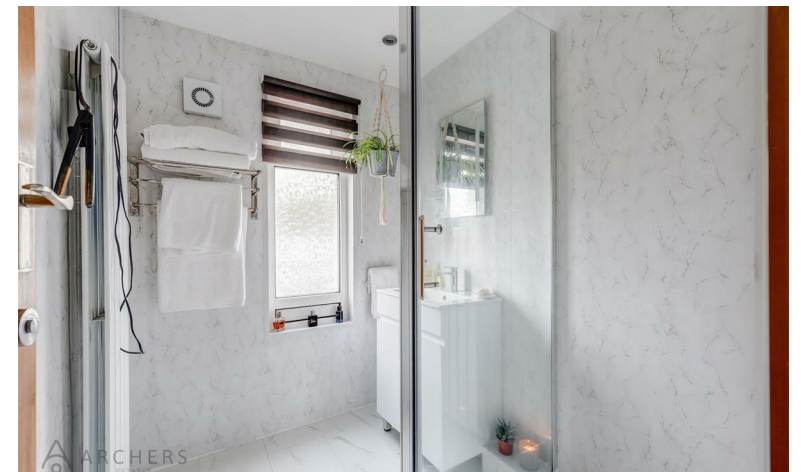
Having a low flush wc, laminate flooring and a side facing upvc double glazed window.

Outside

To the front of the property there is a block paved driveway providing off road parking for two cars and a secure gate to the side leads to the rear, where there is a beautifully landscaped private garden space with a patio, lawn and immediate access to the detached garage. With two outdoor power points and surrounding fencing for additional privacy.

Detached Garage

A fantastic addition to the home, offering space for a car or the opportunity to even convert into a garden room/office if required. Having a side facing door, rear facing window, power and lights and a roller door giving access to the private lane behind which leads to Greenfield Road.



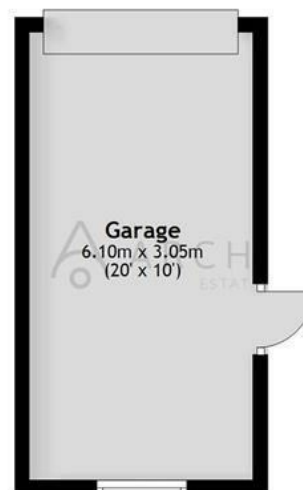
Ground Floor

Approx. 59.2 sq. metres (637.4 sq. feet)



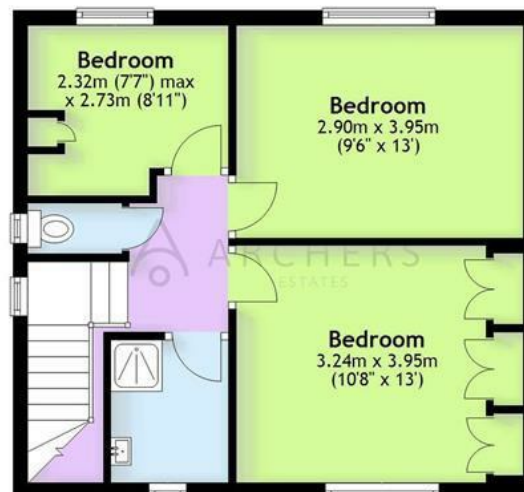
Outbuilding

Approx. 18.6 sq. metres (200.0 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



Total area: approx. 120.1 sq. metres (1292.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	