



Greenacre Way, Sheffield, S12 2TZ

£265,000

Modern semi detached house on impressive corner plot. Flexible living with 3-4 bedrooms, 1-2 reception rooms plus modern kitchen & contemporary bathroom, en suite & WC. Well presented gardens to 3 sides plus driveway parking & garage. Ready to move in with flooring & blinds included.



17 Greenacre Way, Sheffield, S12 2TZ

We are delighted to offer for sale this modern semi detached house located on an impressive corner plot and with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with appliances plus utility room along with contemporary bathroom, en suite and WC. Items of note include French doors to the rear, feature fire surround plus Juliette balcony to the lounge, fitted wardrobes to bedroom 1 plus a remote controlled garage door. There are ample sockets and media points. The property is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, reception room/bedroom 4, utility room and WC. There is a lounge dining room plus kitchen accessed from the first floor landing. There are a further 3 bedrooms, the master with en suite accessed from the second floor landing.

The property is located on a private corner plot with garden areas to 3 sides with a shed and outside tap. There is driveway parking leading to a single garage with power and light plus remote controlled door and further personnel door.

Tenure - Leasehold
Term - 280 years remaining
Ground Rent £60pa. (With 5 built in 25 year increases)
Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With laminate flooring. Personnel door leading to garage.

Reception/Further Bedroom 10'4" x 9'1" (3.15m x 2.77m)

With laminate flooring. French doors leading to rear garden.

Utility Room 8'7"(max) x 5'2"(max) (2.62m(max) x 1.60m(max))

With timber effect units and laminate worktops. Access to store.

WC 6'5" x 3'1" (1.98m x 0.94m)

having contemporary white sanitary ware with vanity basin, tiling and floor tiling.

FIRST FLOOR

Landing

With fitted carpets.

Lounge Dining Room 17'0"(max) x 15'10"(max) (5.19m(max) x 4.85m(max))

With feature fire surround plus Juliette balcony and fitted carpets.

Kitchen 10'7" x 9'3" (3.25m x 2.82m)

Having a comprehensive range of modern wall and base units with complimenting worktops, upstands and tiling. With 5 ring induction hob, hood, oven and dishwasher

SECOND FLOOR

Landing 2

With fitted carpets. Access to airing cupboard.

Bedroom 1 12'8"(max) x 9'8"(max) (3.87m(max) x 2.96m(max))

With fitted wardrobes and carpets.

En Suite 8'3"(max) x 5'10"(max) (2.53m(max) x 1.78m(max))

Having contemporary white sanitary ware with vanity basin, tiling and floor tiling.

Bedroom 2 11'5"(max) x 9'8"(max) (3.49m(max) x 2.97m(max))

With fitted carpets.

Bedroom 3 11'5" x 5'10" (3.50m x 1.78m)

With fitted carpets.

Bathroom 6'5" x 5'6" (1.97m x 1.69m)

Having contemporary white sanitary ware with tiling and floor tiling

EXTERNAL

The property is located on a private corner plot with garden areas to 3 sides with a shed and outside tap. There is driveway parking leading to a single garage with power and light plus remote controlled door and further personnel door.





