



Marketing Preview



25 Greenacre Way, Sheffield, S12 2TZ

£250,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



**** GUIDE PRICE £250,000 - £260,000 **** A fantastic opportunity to purchase this three/four bedroom semi-detached family home which is situated over three storeys. Being immaculately presented and modern throughout. Offering a master bedroom with ensuite, utility room and downstairs WC. Also having landscaped garden, off road parking and garage. Good road links to Sheffield City Centre and m1 Motorway. Also being close to tram and bus routes. Perfect family home!

SUMMARY

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HALLWAY

Enter via composite door into the welcoming hallway with white walls, tiled flooring with under floor heating to the whole of the ground floor. Stair rise to the first floor and doors to the downstairs WC, utility room, bedroom four/snug and garage.

DOWNSTAIRS WC 3'0" x 6'4"

Comprising of a pedestal sink and close coupled WC. Spotlighting, radiator, tiled walls and contrasting flooring.

UTILITY ROOM 5'3" x 8'6"

Comprising of worktops, under counter space for a washing machine and tumble dryer. Stainless steel sink. Cupboard housing the boiler and under stairs storage cupboard. Spotlighting, radiator and contrasting flooring. UPVC door to the rear.

SNUG/BEDROOM FOUR 10'2" x 6'11"

Could be used as an office, playroom or bedroom with a feature tiled wall and contrasting tiled flooring. Spotlighting, radiator and patio doors to the rear garden.

STAIRS/LANDING

A solid wood stair rise to the first floor landing with spotlighting, radiator and window. Doors to the lounge/diner and kitchen.

A second carpeted stair rise to the second floor landing with spotlighting, cupboard housing the hot water tank and access to the boarded loft via fixed loft ladder. Doors to the three bedrooms and bathroom.

LOUNGE/DINER 15'10" x 17'0"

A bright and spacious reception room with a feature tiled wall, solid wood flooring and Juliette balcony. Two ceiling lights, spotlighting and two radiators.

KITCHEN 9'3" x 10'7"

Comprising of ample wall and base units, granite worktops and tiled splash backs. Sunk in sink with a hose mixer tap. Oven, hob and extractor fan. Space for a full height fridge/freezer. Spotlighting, radiator and window to the front. Tiled flooring.

MASTER BEDROOM 9'8" x 12'8"

A good sized double bedroom with a feature wallpapered wall and carpeted flooring. Spotlighting, radiator and window to the front. Door to the ensuite.

ENSUITE 5'8" x 8'4"

A modern ensuite having a shower cubicle with a overhead shower, vanity wash basin and close coupled WC. Spotlighting, radiator and obscure glass window. Fully tiled walls and tiled flooring.

BEDROOM TWO 9'10" x 11'7"

A second bedroom with a feature wallpapered wall and carpeted flooring. Spotlighting, radiator and window to the rear.

BEDROOM THREE 5'8" x 11'6"

A third generous sized single bedroom with a feature wallpapered wall and carpeted flooring. Spotlighting, radiator and window to the rear.

BATHROOM 6'8" x 5'5"

Comprising of a bath with a mixer shower tap, pedestal sink and close coupled WC. Spotlighting and radiator. Fully tiled walls and tiled flooring.

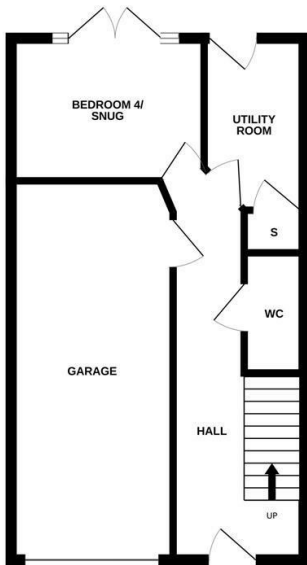
OUTSIDE

Situated on a corner plot. Having a lawn area to the front, well maintained shrubbery and path to the side. Driveway and access to the garage with power, lighting and electric garage door. To the rear of the property is a decking area, astroturf and raised flower bed. Fencing, walls and shed.

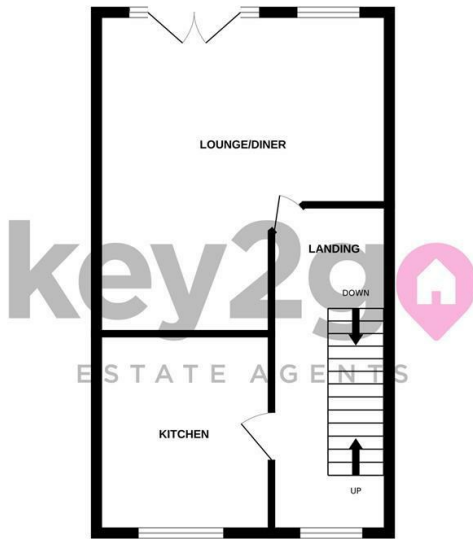
PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND C

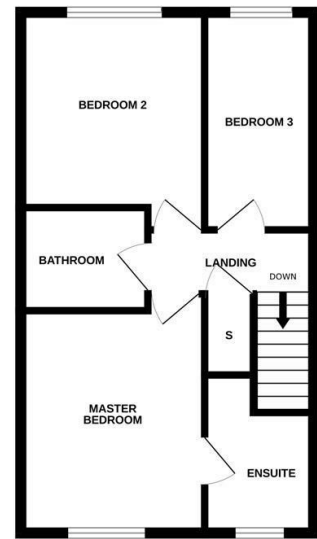
GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

