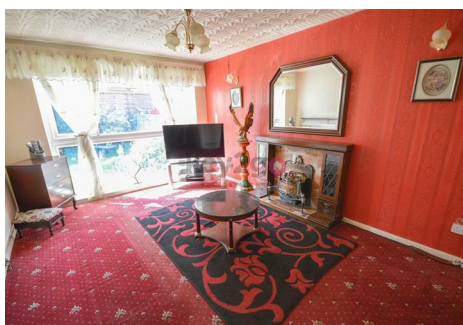
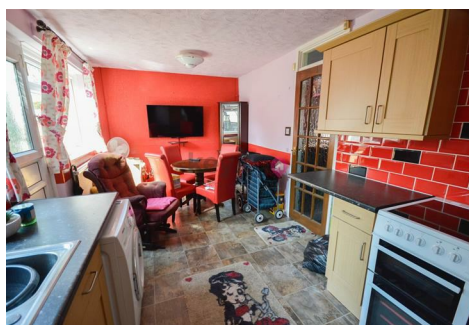


Marketing Preview



205 Greenland Way, Sheffield, S9 5GG

£130,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



Call our sales team to book a viewing on this spacious throughout three double bedroom terraced property which boasts masses of potential. Offering a downstairs WC, ample storage space and a private and enclosed rear garden. Close to Meadowhall and public transport links. Perfect for first time buyers, couples or families alike!

SUMMARY

Call our sales team to book a viewing on this spacious throughout three double bedroom terraced property which boasts masses of potential. Offering a downstairs WC, ample storage space and a private and enclosed rear garden. Close to Meadowhall and public transport links. Perfect for first time buyers, couples or families alike!

HALLWAY

Enter via a uPVC door into the hallway with carpeted flooring, a ceiling light and a radiator. Storage cupboard and doors to the downstairs WC, kitchen/diner and lounge.

KITCHEN/DINER 18'2" x 8'10"

Fitted with ample wall and base units and contrasting worktops. One and a half sink with a drainer and mixer tap. Space for a oven, washing machine and fridge/freezer. Two ceiling lights, radiator and two windows. Vinyl flooring, space for a dining table and uPVC door to the rear.

LOUNGE 10'8" x 16'1"

A spacious reception room with carpeted flooring. Two wall lights, ceiling light, radiator and two windows.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, access to the loft and two large storage cupboards. Doors to the three bedrooms and bathroom.

BEDROOM ONE 7'11" x 12'11"

A double bedroom with carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the rear.

BEDROOM TWO 10'10" x 9'1"

A double bedroom with carpeted flooring. Ceiling light, radiator and window to the rear.

BEDROOM THREE 8'1" x 9'1"

A third double bedroom with carpeted flooring. Ceiling light, radiator and window to the rear.

BATHROOM 6'6" x 6'1"

Comprising of a bath and overhead shower, sink and close coupled WC. Ceiling light, radiator and obscure glass window. Tiled walls and vinyl flooring.

OUTSIDE

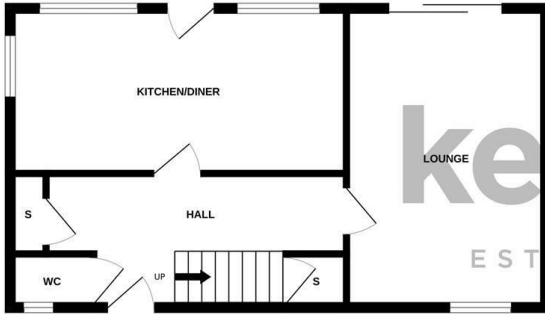
To the front of the property is a low maintenance garden with a gate, handrail and step.

To the rear of the property is a generous sized, private and enclosed garden with a lawn area and shrubbery.

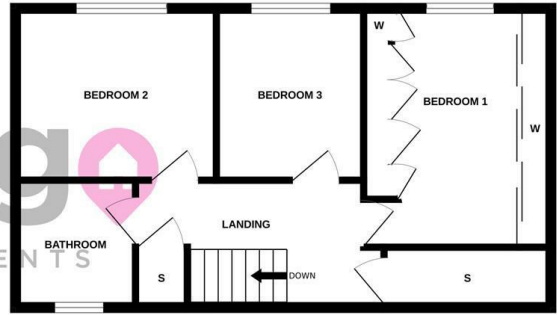
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.1 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

