

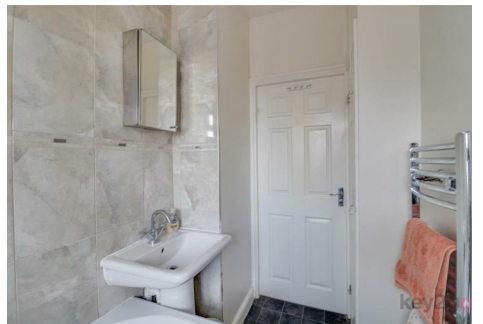
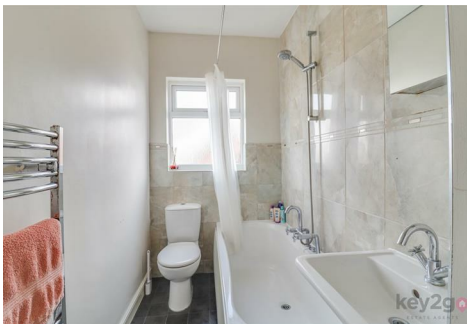
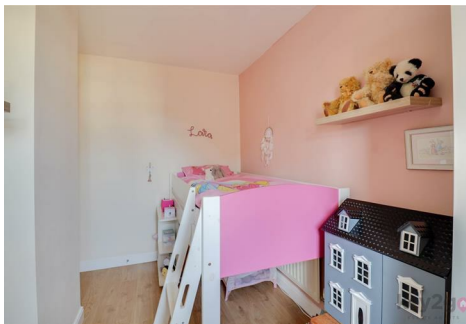
Marketing Preview



5 Greengate Lane, Sheffield, S13 7PY

£170,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



A fantastic opportunity to purchase this beautifully presented throughout three bedroom terraced property which is situated over three floors. Offering a modern and stylish kitchen and bathroom and being deceptively spacious throughout. Close to amenities and road links to the City Centre. Perfect for first time buyers or families alike!

SUMMARY

A fantastic opportunity to purchase this beautifully presented throughout three bedroom terraced property which is situated over three floors. Offering a modern and stylish kitchen and bathroom and being deceptively spacious throughout. Close to amenities and road links to the City Centre. Perfect for first time buyers or families alike!

The ground floor comprises of a well presented, cosy and bright lounge which leads into the spacious hallway with space for coats/shoes and the stair rise to the first floor. The hallway leads to the modern dining room which has ample storage and a large pantry space. The off shot kitchen is modern and has ample units and a door to the rear garden.

A carpeted stair rise leads to the spacious landing with doors to the double bedroom with two built in storage cupboards, the single bedroom and the modern and stylish bathroom complete with a bath, sink and WC. A further stair rise to the attic bedroom.

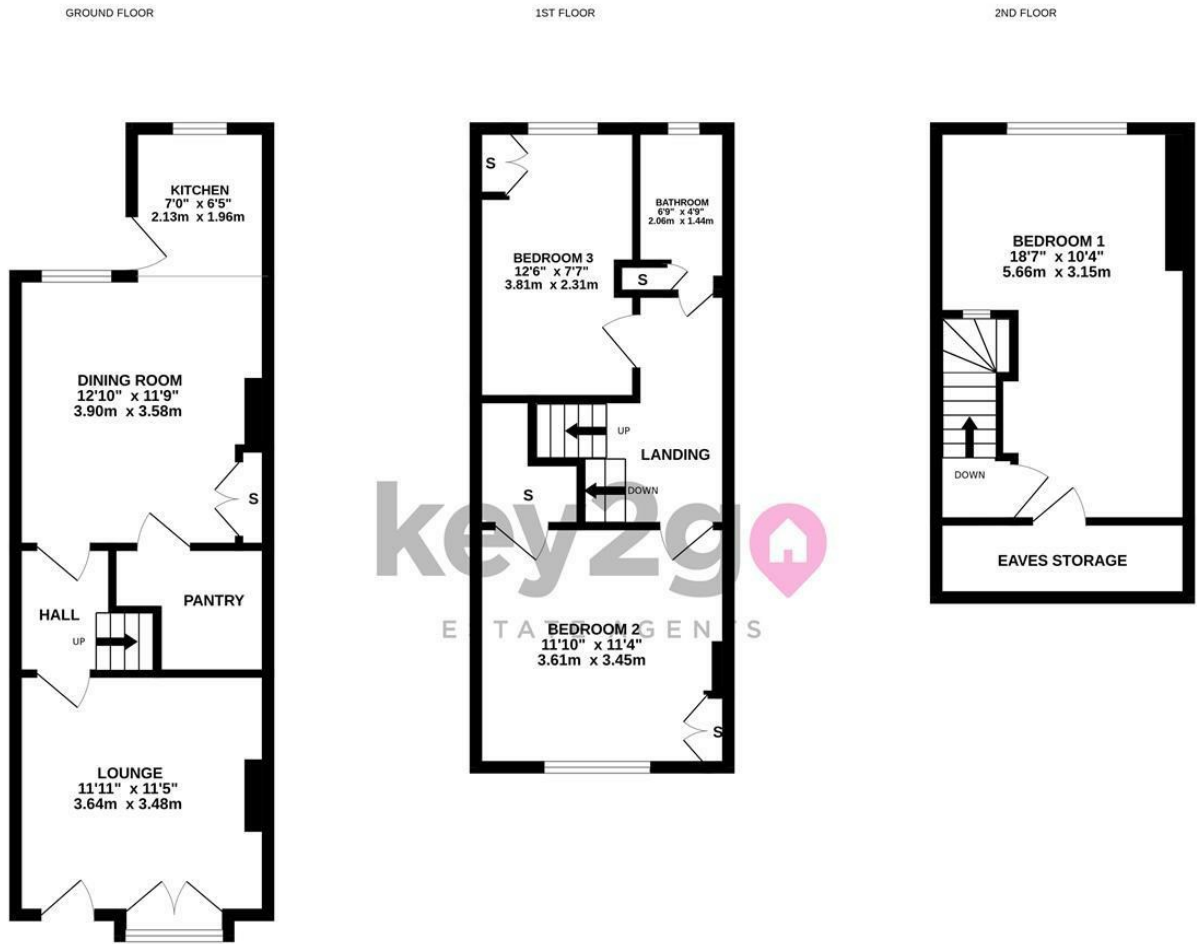
The attic bedroom is large and spacious with eaves storage and lovely views.

The front of the property is low maintenance with a gate leading to the path to the front door. The rear of the property is private, well presented and low maintenance with a lawn area, patio and a fence surround.

PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN



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		
(69-80) C	73	80
(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	

