

## Marketing Preview



**6 Greenacre Close, Sheffield, S12 2RX**

**£240,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 1**





**\*\* GUIDE PRICE £240,000 - £250,000 \*\*** A beautifully presented three/four bedroom townhouse arranged over three floors, offering versatile and spacious accommodation ideal for family living. The property benefits from a garage and off-road parking, a generous and private rear garden, and a thoughtfully designed layout including a master bedroom with en-suite, a modern family bathroom and a convenient downstairs WC. A Juliet balcony adds light and character to the living space, while the home's location close to local amenities and excellent transport links makes it a perfect family home!

## SUMMARY

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Entry is via a composite door into a spacious and welcoming hallway with stairs rising to the upper floors and a door providing internal access to the garage. The ground floor benefits from a downstairs WC fitted with a low-level WC and hand wash basin, finished in a neutral style. There is also a modern utility room with wall and base units, a sink, space for appliances and a door leading out to the rear garden. A versatile study or fourth bedroom completes the ground floor, featuring neutral décor, carpeted flooring and double doors opening onto the rear garden

The stairs are carpeted and finished in neutral décor, leading to a bright and spacious landing which benefits from a window.

The kitchen is modern and stylish, fitted with ample wall and base units and integrated appliances including an oven, electric hob, dishwasher and extractor fan, with space for a tall fridge/freezer and a window providing natural light.

The lounge/diner is an open, spacious and bright living area, finished in neutral décor with laminate flooring. It benefits from a window and double doors opening to a Juliet balcony, along with ample space for dining.

Bedroom one is a double room finished in neutral décor with a feature back wall, laminate flooring and a window, and benefits from access to the en-suite. The en-suite is fitted in a neutral style and comprises a concealed cistern WC, sink with storage, a walk-in shower and an obscure window.

Bedroom two is also a double room with carpeted flooring and a window. The family bathroom is semi-tiled and fitted with a bath and handheld shower, concealed cistern WC, sink and vinyl flooring. Bedroom three is a generous single room, finished in neutral décor and benefiting from a window.

To the front of the property is a well-presented area providing access to the garage along with space for off-road parking.

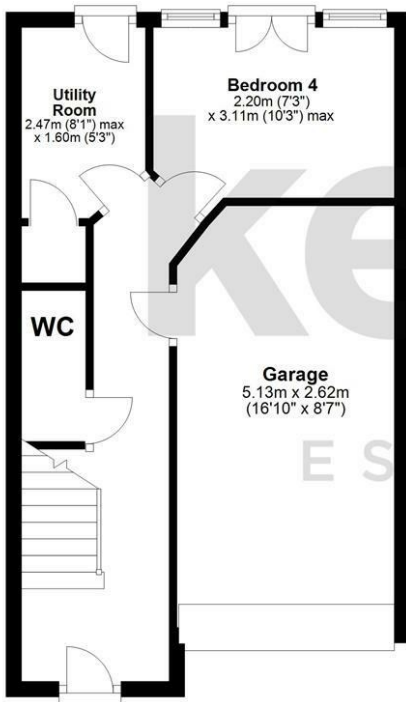
The rear garden is private, enclosed and generous in size, being well presented and low maintenance. It features a patio area and a lawned section.

## PROPERTY DETAILS

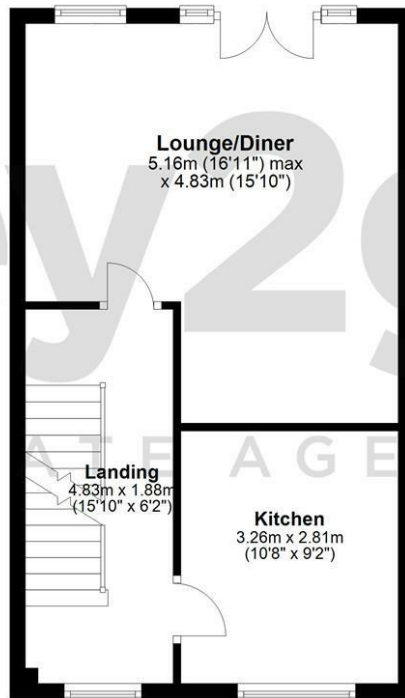
- LEASEHOLD, 279 YEARS REMAINING, £60PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

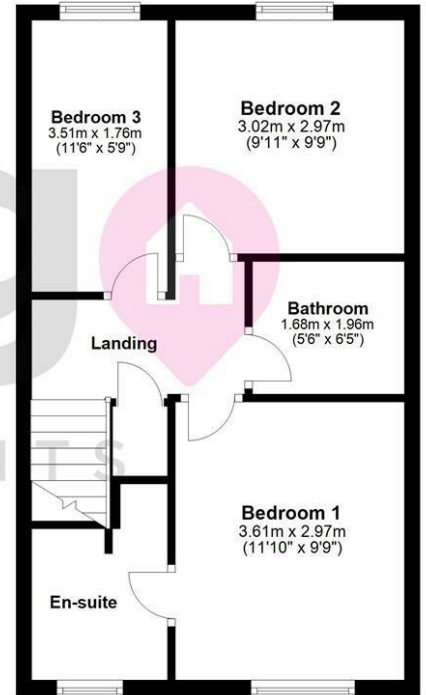
## Ground Floor



## First Floor



## Second Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	86
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

