

# Saxton Mee



**Grenomoor Close Grenoside Sheffield S35 8SD**  
**Guide Price £280,000**





# Grenomoor Close

Sheffield S35 8SD

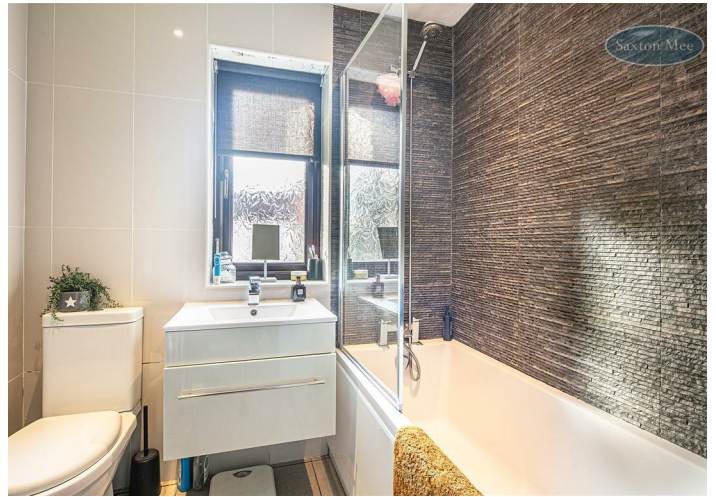
Guide Price £280,000

GUIDE PRICE £280,000-£300,000 \*\*NO CHAIN \*\* DRIVEWAY & DETACHED GARAGE \*\* Ideally situated on this quiet cul-de-sac position on this lovely private development is this well presented, two bedroom bungalow. Sitting on this admirable plot the property enjoys gardens to the front, side and rear and benefits from a detached garage, a private driveway providing off-road parking, uPVC double glazing and gas central heating. The property is located in the heart of Grenoside Village with a host of amenities and transport links close-by along-with easy access into local countryside and woodland. In brief, the living accommodation comprises: front door which opens into the entrance hall with access into the lounge, kitchen, the two bedrooms and the bathroom. The well proportioned lounge has both front and side facing windows allowing lots of natural light. The kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink and drainer. There is space for a fridge freezer and a table and chairs. Entrance door. The master bedroom is rear facing and benefits from fitted wardrobes. Double bedroom two again has a rear facing window. The bathroom comes with a modern three piece suite including bath with overhead shower and glass screen, WC and wash basin set in a vanity unit.

- EARLY VIEWING ADVISED
- LOVELY, TWO BEDROOM BUNGALOW
- BREAKFAST KITCHEN
- WELL PROPORTIONED LOUNGE
- MODERN BATHROOM
- GARDENS TO THE FRONT, SIDE & REAR
- DRIVEWAY & DETACHED GARAGE
- AMENITIES CLOSE-BY
- MOTORWAY LINKS







**OUTSIDE**

The property is situated on this admirable plot which includes gardens to the front, side and rear, a detached garage and private driveway providing off-road parking.

**LOCATION**

The property is located in the heart of Grenoside village with a host of amenities and transport links close by as well as local countryside and woodland. The M1 motorway is also just a few minutes drive from the property.

**MATERIAL INFORMATION**

The property is Leasehold with a term of 200 years running from the 25th March 1983. The property is currently Council Tax Band D.

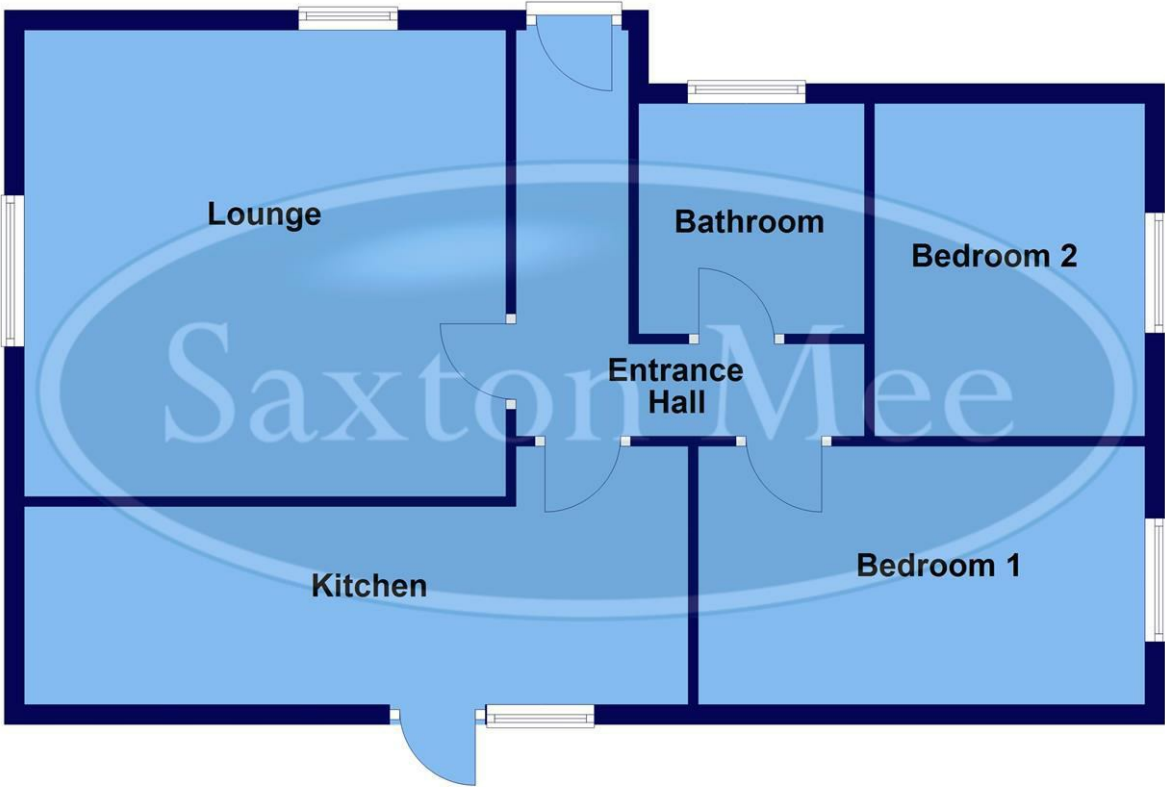
**VALUER**

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**Ground Floor**

Approx. 72.9 sq. metres (784.2 sq. feet)



Total area: approx. 72.9 sq. metres (784.2 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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**Hillsborough**  
**Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	85	57

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		