



Grenoside Grange Close Grenoside Sheffield S35 8LY
Guide Price £310,000

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GUIDE PRICE £310,000-£320,000 ** FREEHOLD ** Situated on this quiet cul-de-sac location is this spacious, natural stone built, four bedroom, two bathroom detached house set over three levels the property is highly energy efficient and benefits from a driveway, garage, gas fired central heating and uPVC double glazing. Neutrally decorated throughout the spacious living accommodation briefly comprises, a composite entrance door which opens into the entrance hall with an under stair storage cupboard and access into the integral garage with up and other door, electric and lighting. There is a downstairs WC and separate utility which benefits from housing and plumbing for a washing machine and housing the gas boiler. The heart of the house is the superb open plan dining kitchen with uPVC French doors opening onto the rear garden. The kitchen has a modern range of wall, base and drawer units with a contrasting worktop which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include a fridge, freezer, dishwasher and electric oven. From the entrance hall, a staircase rises to the first floor landing with access into the L shaped lounge and the master bedroom. The lounge has a large window allowing natural light. The master bedroom has French doors opening onto a balcony with chrome balustrade. The master bedroom also benefits from an en suite having a double shower cubicle, WC and wash basin. From the landing, a further staircase rises to the second floor landing with access into the boarded loft space, storage over the stairs, three further bedrooms and the principal bathroom.

- VIEWING ESSENTIAL
- IDEAL FAMILY HOME
- RETAINING 5 YEARS OF ITS NEW BUILD GUARANTEE
- FOUR BEDROOMS
- TWO BATHROOMS
- DRIVEWAY & GARAGE





OUTSIDE

A driveway providing off road parking for two cars and leads to the integral garage. Lawn garden and path leads to the entrance door. To the rear is a fully enclosed garden which includes an artificial lawn and slate chipped area.

LOCATION

Situated on this quiet cul-de-sac in this good location with excellent amenities close by including local shops, pubs etc. Regular public transport. Country walks and superb motorway connections. Good local schools.

MATERIAL INFORMATION

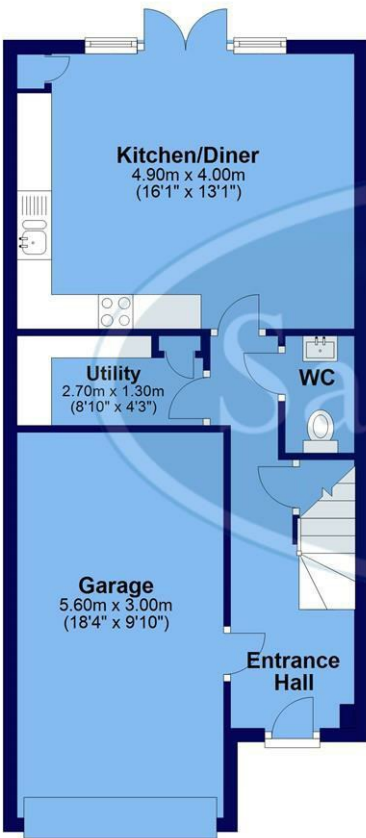
The property is Freehold and currently Council Tax Band E.

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. 51.8 sq. metres (558.0 sq. feet)



First Floor
Approx. 41.0 sq. metres (441.7 sq. feet)



Second Floor
Approx. 41.0 sq. metres (441.7 sq. feet)



Total area: approx. 133.9 sq. metres (1441.4 sq. feet)

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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		80	90
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		