



The Frostings Grenoside Sheffield S35 8NZ
Guide Price £230,000

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GUIDE PRICE £230,000-£240,000 ** FREEHOLD ** NO CHAIN ** Situated on this quiet cul-de-sac position is this effectively extended, three bedroom semi detached property which enjoys a pleasant rear garden and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating. The property has been well kept but is in need of some modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes. In brief, the living accommodation comprises, front composite door which opens into the extended porch which in turn leads into the entrance hall with access into the lounge and dining room. The extended lounge has a large front window allowing natural light and a gas fire. The good size dining room has a fireplace and an under stair storage cupboard which houses the boiler. The extended kitchen has a range of units and a complementary worktop which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven along with plumbing for a washing machine and space for a tumble dryer and fridge. Side entrance door. From the entrance hall, a staircase rises to the first floor landing with access into the fully boarded loft space which provides excellent storage. There are three bedrooms, all benefiting from fitted storage. Bedroom two has a storage cupboard which houses the hot water tank. There is a shower room with shower enclosure, WC and wash basin with vanity unit.

- EARLY VIEWING ADVISED
- EXTENDED, THREE BEDROOM SEMI DETACHED PROPERTY
- LOUNGE, DINING ROOM & KITCHEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- FULLY ENCLOSED REAR GARDEN
- LOVELY LOCATION ON A CUL-DE-SAC POSITION
- COUNTRY WALKS NEAR-BY
- AMENITIES & LOCAL SCHOOLS CLOSE-BY
- EASY ACCESS TO SHEFFIELD CITY CENTRE & M1





OUTSIDE

To the front is a block paved driveway providing off-road parking. Access down the side of property with the two brick built outbuildings. To the rear is a fully enclosed garden which has an artificial lawn and patio.

LOCATION

Situated on this quiet cul de sac in the popular residential area of Grenoside. Beautiful walks close by. Excellent amenities including delicatessen, post office, butcher, pubs etc. Regular public transport. Good local schools. Easy access to motorways.

MATERIAL INFORMATION

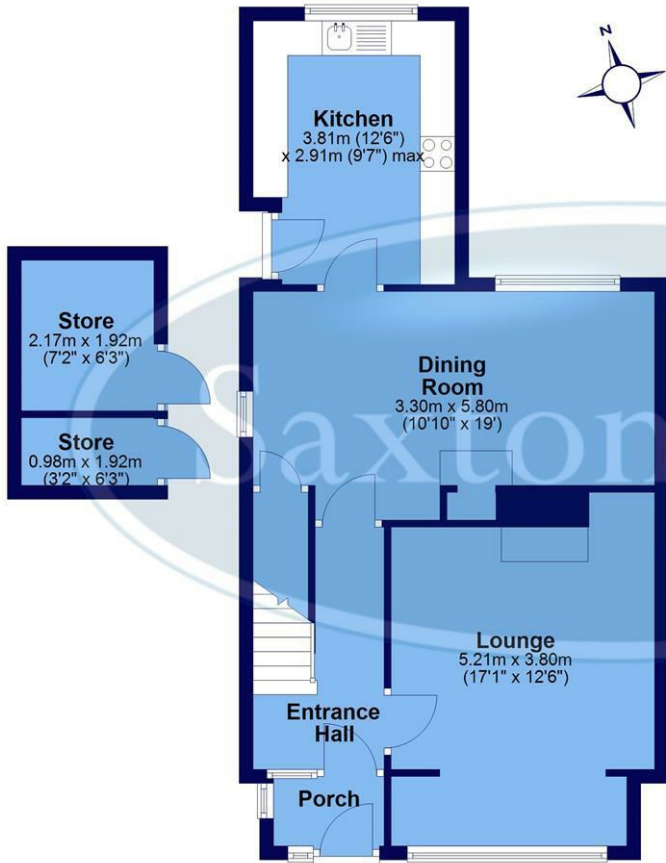
The property is Freehold and currently Council Tax Band B.

VALUER

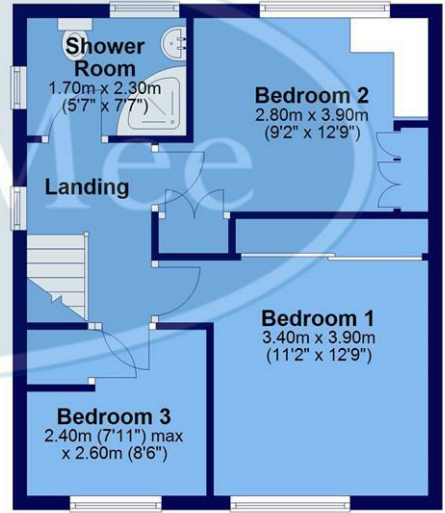
Greg Ashmore MNAEA

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. 56.4 sq. metres (607.5 sq. feet)



First Floor
Approx. 40.0 sq. metres (430.5 sq. feet)



Total area: approx. 96.4 sq. metres (1038.0 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	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	