

Saxton Mee



Grenobank Road Grenoside Sheffield S35 8NW
Offers Around £230,000



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Sheffield S35 8NW

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**** FREEHOLD ** NO CHAIN **** Situated in the popular residential area of Grenoside is this three bedroom, bay fronted semi detached property which enjoys a lovely rear outlook, a good sized garden and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating. The property has been well-kept by the current owner but is in need of some modernising.

In brief, the living accommodation comprises, front composite door which opens into the entrance hall with access into the well proportioned lounge. The lounge has a lovely bay window which allows lots of natural light, fitted shelving in the alcoves and a feature fireplace. A door then opens into the dining room with a rear window overlooking the garden. A door then opens into the separate kitchen which has a range of units. Complementary worktops incorporate the sink and drainer. There is space for an oven, fridge, freezer and washing machine. There is a pantry with fitted shelving and a rear composite entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into the insulated loft space and a storage cupboard which houses the gas boiler. There are three bedrooms and the bathroom. The master is a good size double with a bay window along with ample space for bedroom furniture. Bedroom two has fitted wardrobes. Bedroom three overlooks the rear garden and has fitted storage. The bathroom has a three piece suite including bath, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE BEDROOM SEMI DETACHED PROPERTY
- LOVELY REAR VIEWS & A GOOD SIZED REAR GARDEN
- LOUNGE, DINING ROOM & KITCHEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- UNDER-HOUSE STORAGE
- EASY ACCESS TO SHEFFIELD CITY CENTRE
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- POPULAR RESIDENTIAL AREA





OUTSIDE

A low wall encloses a front lawned garden with planted borders. Gated access to a block paved driveway providing off-road parking for two cars. The fully enclosed rear garden is mostly laid to lawn and has a patio and garden shed.

Under the house is the old coal place and another storage area, approximately the same size as the kitchen, both are completely dry with a light and sockets and useful for storage.

LOCATION

Located in the popular residential area of Grenoside with good regular public transport links, amenities close-by and reputable local schools. Excellent access to the City Centre whilst also being conveniently situated to the local countryside including Grenoside Woods.

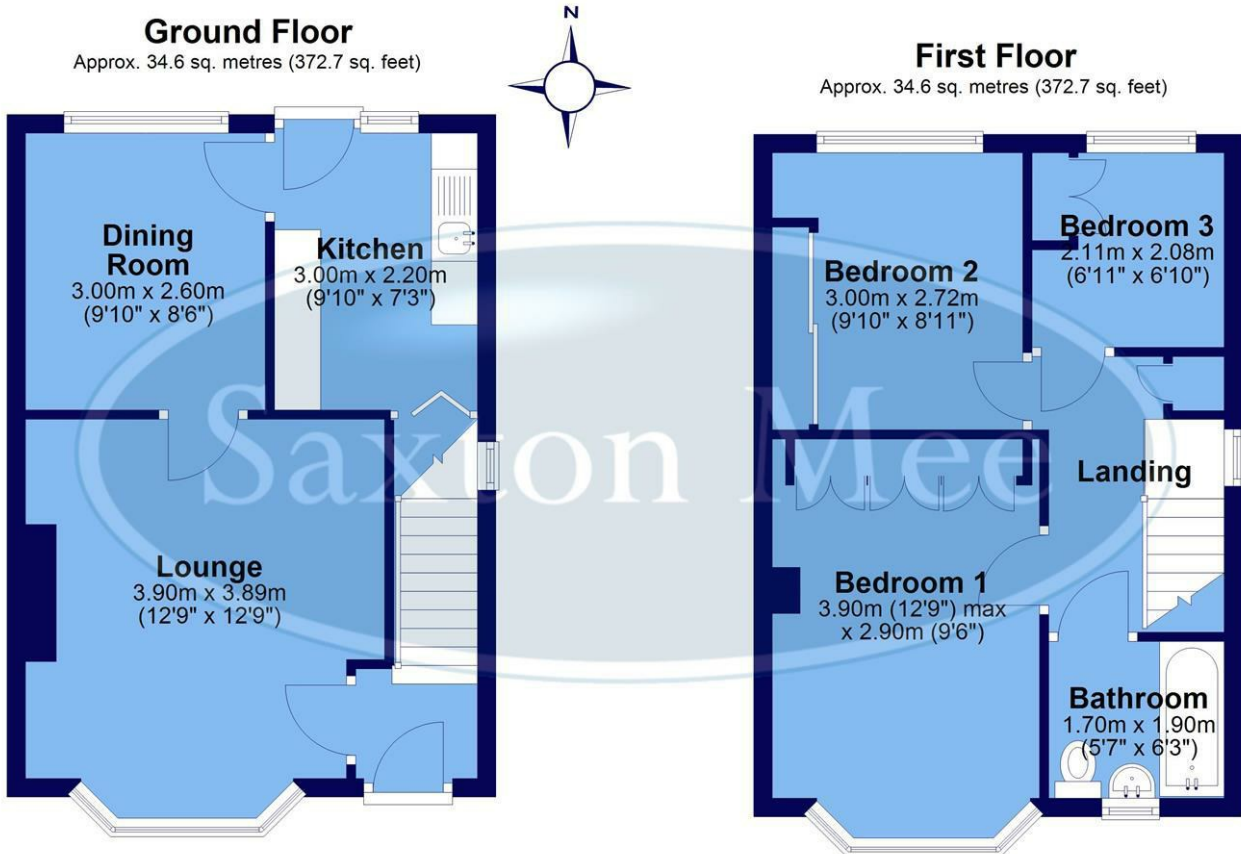
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

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. 34.6 sq. metres (372.7 sq. feet)

First Floor
Approx. 34.6 sq. metres (372.7 sq. feet)

Total area: approx. 69.2 sq. metres (745.4 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
68	84

Environmental Impact (CO ₂) Rating	
Current	Potential
64	82