

**Green Street Greasbrough Rotherham S61 4EF**  
**Offers Around £375,000**



# Green Street

Rotherham S61 4EF

Offers Around £375,000

Viewing is essential to appreciate the accommodation on offer of this four bedroom, two bathroom stone built semi detached property which enjoys a south facing garden and benefits from a self contained one bedroom/one bathroom Annex, off-road parking to the rear, a carport, uPVC double glazing and gas central heating. Overlooking the nearby village green the property is situated in the sought-after area at the centre of Greasbrough.

Set over three spacious levels, the tastefully decorated living accommodation briefly comprises uPVC door opens into the hallway with Amitico flooring, a downstairs WC with solid granite floor tiles and 1/2 wall granite tiles and access into the lounge and the kitchen. The fantastic open plan lounge/dining room has uPVC French doors, while the focal point is the media wall with electric fire. The kitchen has a range of wall, base and drawer units. Contrasting solid granite worktops incorporate the sink and drainer. Integrated appliances include a double electric oven, four ring gas hob with extractor above, dishwasher along with space for a large fridge freezer.

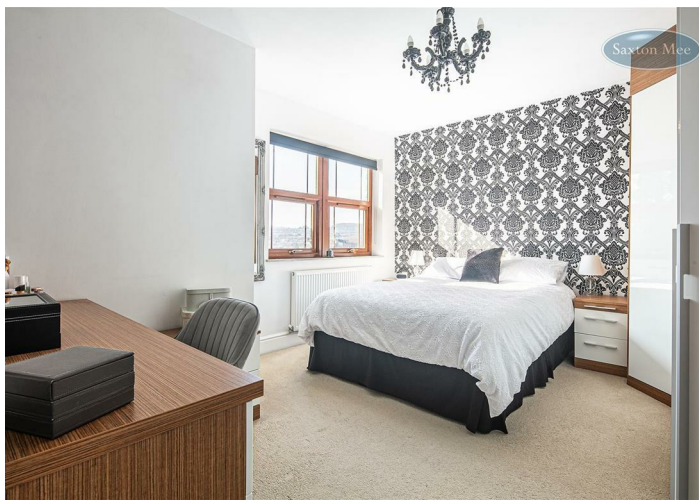
From the entrance hall, a staircase rises to the first floor landing with access into the useful loft space, the four bedrooms and the main bathroom. Two of the bedrooms benefit from fitted wardrobes, with the master benefiting from an en suite shower room with WC and wash basin. The bathroom has a three piece suite including bath with overhead shower WC and wash basin.

From the first floor, a staircase descends to the ground floor Annex, which could be completely self-contained. The accommodation comprises a kitchen which has a range of units and solid granite worktops. Integrated appliances include gas oven, four ring gas hob with extractor above and fridge. A door then opens into the open plan bedroom/lounge/dining room with uPVC French doors. Further bathroom with large corner bath with overhead shower with granite tiling to floor and wall and a spacious office.

- SUBSTANTIAL FAMILY HOME WITH OVER 1,858 SQ FT OF ACCOMMODATION
- POTENTIAL FOR A SELF-CONTAINED ANNEX WITH KITCHEN
- STUNNING ACCOMMODATION THROUGHOUT
- SOUTH FACING GARDEN
- CARPORT & DRIVEWAY
- SOUGHT-AFTER-LOCATION
- CLOSE TO AMENITIES







## OUTSIDE

To the rear is a well maintained rear garden, which comprises a split level new concrete patterned patio area with the additional upper laid with Indian stone, railings and a lawned area. Large outbuilding and carport. Gated access to the rear driveway.

## LOCATION

Situated in the sought-after area at the centre of Greasbrough, a short walk to Wentworth House and Greasbrough Damns on the outskirts of Rotherham and Sheffield. A short walk to shops and schools.

## MATERIAL INFORMATION

The property is Freehold and 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.

Approx. 58.7 sq. metres (631.8 sq. feet)



Approx. 58.2 sq. metres (626.7 sq. feet)



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

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

**England & Wales**

EU Directive

