



Nether Avenue Grenoside Sheffield S35 8PW
Offers Around £375,000

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**** OVER 1,900 sq ft **** Must be viewed to appreciate the space this four double bedroom, two bathroom semi detached property has to offer. Landscaped gardens to the front and large patio to the rear, a driveway providing off-road parking for several cars and a single garage, uPVC double glazing and gas central heating throughout.

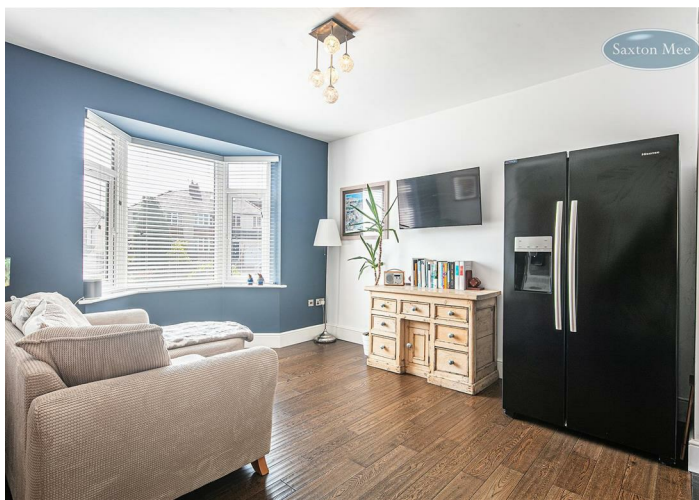
In brief, the well presented living accommodation comprises: composite front door which opens into a front porch, leading into the hallway with access off to the right to the lounge with a large window allowing plenty of natural light, a feature fireplace with a log burner is the focal point of the room. Across the hallway is access to the family room with a large bay window, which is open plan to the modern kitchen/diner. The modern kitchen has a good space for a dining table, a range of wall, base and drawer units with a complementary work surface, a central island which incorporates the sink, drainer and sitting area. Integrated appliances include dishwasher. There is a space for a Range oven. Off the rear of the kitchen are French doors leading out to the patio area. Off the kitchen is a utility room with cupboards with work top, plumbing for a washing machine and tumble dryer and access to a WC. There is access from the utility into the garage.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space, three bedrooms and the bathroom. The large main bedroom to the front has an ensuite with walk in shower, bath, WC and sink unit. Double bedroom two with a large bay window and room for wardrobes. Double bedroom three with good natural light and space for wardrobes. The modern bathroom comes with a three piece suite and includes a bath with overhead shower, WC and wash basin set in a vanity unit.

From the landing, there is access to the fourth double bedroom on the second floor with plenty of light from a Dormer window and two Velux windows.

- FOUR DOUBLE BEDROOMS
- OVER 1,900 SQ FT
- PARKING FOR SEVERAL CARS
- MASTER WITH ENSUITE
- DOWNSTAIRS WC
- MODERN KITCHEN WITH FAMILY ROOM
- LOUNGE
- LANDSCAPED GARDENS
- POPULAR RESIDENTIAL AREA
- EXCELLENT TRANSPORT LINKS





OUTSIDE

A wall encloses the front garden. A driveway to the side leads to the rear and the landscaped garden which is mainly laid to lawn.

LOCATION

Numerous walks are on the doorstep including Birley Edge and Grenowoods, the Peak District National Park a short drive away. Numerous schools, parks, shops, Fox Valley Retail Park & supermarkets are within close proximity. Transport links are excellent, including access to many commuter routes & the motorway network.

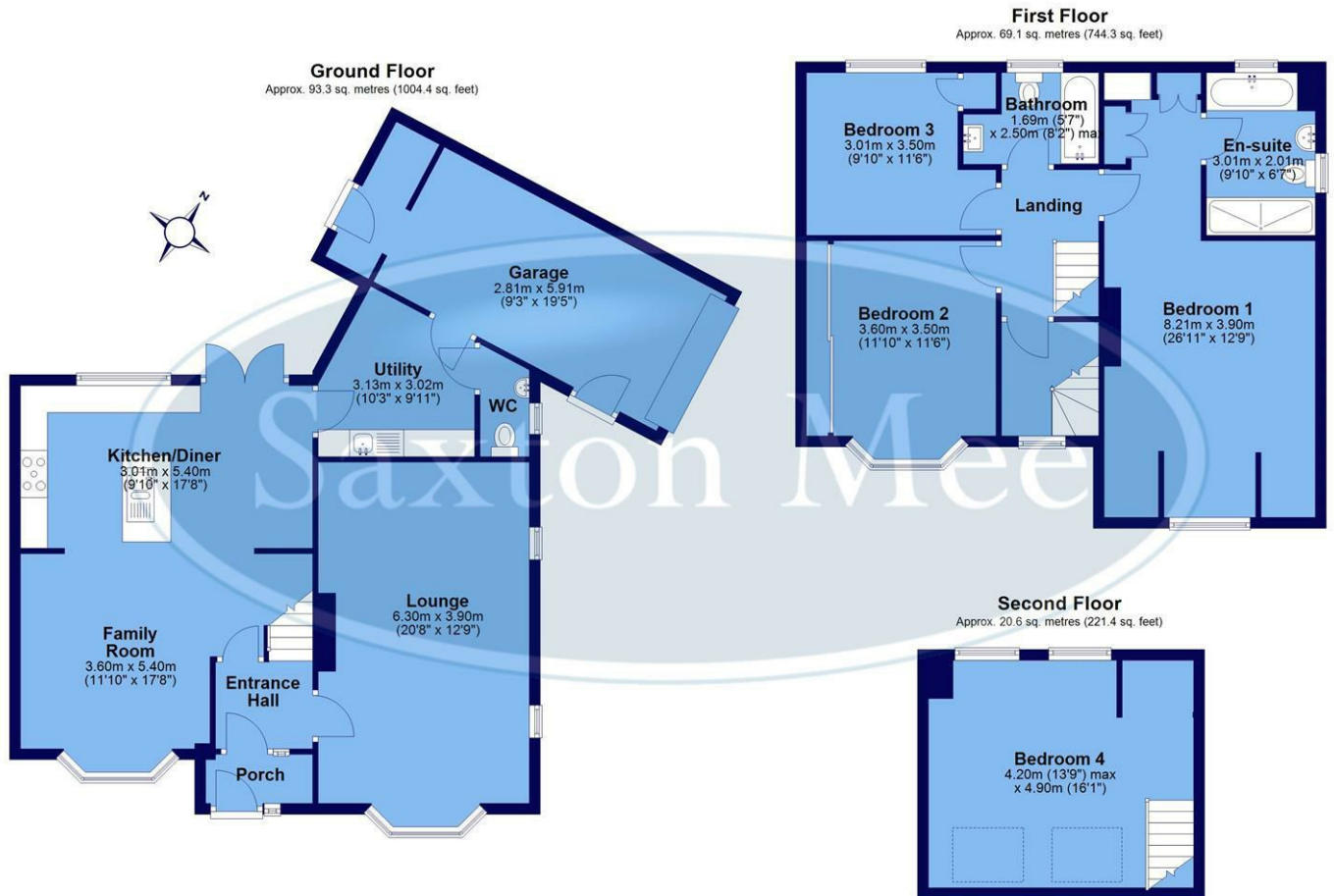
MATERIAL INFORMATION

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.



Total area: approx. 183.0 sq. metres (1970.2 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			
(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		70	79
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		68	77
EU Directive 2002/91/EC			