







Nether Avenue Grenoside Sheffield S35 8PW Guide Price £300,000



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GUIDE PRICE £300,000-£325,000 ** FREEHOLD ** NO CHAIN ** Situated on this attractive corner plot is this extended three bedroom, two bathroom detached bungalow which enjoys gardens to three sides and benefits from a driveway, uPVC double glazing and gas central heating.

Neutrally decorated throughout, the living accommodation briefly comprises: enter through a front uPVC door into the entrance hallway with access into the loft space, lounge, two bedrooms and the bathroom. The lounge has a bay window allowing lots of natural light, while the electric fire is the focal point of the room. A door opens into the kitchen which has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven and a four ring hob with extractor above along with housing and plumbing for a washing machine, fridge freezer and the wall mounted gas boiler. There is space for a breakfast table with lighting above, storage cupboard and a side entrance door. From the lounge, access into the principal bedroom which has large window, a storage cupboard with hanging rail and the added advantage of a shower room. Bedroom two has a dual aspect windows. Bedroom three is to the front of the property. The bathroom has a three piece suite including bath with electric shower, WC and wash basin.

- THREE BEDROOM DETACHED BUNGALOW
- PRINCIPAL BEDROOM WITH SHOWER ROOM
- THREE PIECE SUITE BATHROOM
- BREAKFAST KITCHEN
- LOUNGE WITH BAY WINDOW
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR UP TO THREE CARS
- GARDENS TO THREE SIDES
- EXCELLENT PUBLIC TRANSPORT & COMMUTER LINKS
- ATTRACTIVE CORNER PLOT
- SCHOOLS & AMENITIES CLOSE-BY



















OUTSIDE

From Nether Avenue, a gate opens to a block paved driveway which provides off-road parking for up to three cars. There are lawned gardens to the front, side and rear.

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.





Ground Floor

Approx. 70.0 sq. metres (753.9 sq. feet)



Total area: approx. 70.0 sq. metres (753.9 sq. feet)

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

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