



High Greave Court Sheffield S5 9FZ
Guide Price £210,000

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GUIDE PRICE £210,000-£220,000 ** FREEHOLD ** SOUTH FACING REAR GARDEN ** Situated near the end of this quiet cul-de-sac is this three bedroom townhouse which enjoys a pleasant rear garden and benefits from a double-width driveway, uPVC double glazing, a brand new boiler and gas central heating. The property is within walking distance of local amenities, serviced by good public transport links, minutes away from the M1 with direct roads leading to Sheffield, Rotherham and Barnsley.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front composite door into the entrance hall with access into the kitchen. The modern and contemporary kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. There is space for a Range cooker with extractor above, space for a fridge freezer, integrated dishwasher along with housing and plumbing for a washing machine and tumble dryer. A door then opens into the open plan lounge/diner. This well proportioned room has attractive flooring, an under stair storage cupboard and uPVC French doors opening onto the rear garden, while the focal point is the cast-iron multi-fuel stove with stone hearth.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard, access into the loft space which houses the brand new gas boiler, the three bedrooms and the bathroom. The principal bedroom is to the rear aspect. Double bedroom two is to the front. Bedroom three is to the rear aspect. The bathroom has a white suite including bath with overhead shower, WC and wash basin.

- THREE BEDROOM TOWN HOUSE
- MODERN KITCHEN
- OPEN PLAN LOUNGE/DINER WITH uPVC FRENCH DOORS
- DOUBLE-WIDTH DRIVEWAY
- BRAND NEW BOILER
- SOUTH FACING REAR GARDEN
- THREE PIECE SUITE BATHROOM
- QUIET CUL-DE-SAC LOCATION
- AMENITIES & TRANSPORT LINKS
- EASY ACCESS TO THE M1 MOTORWAY





OUTSIDE

To the front is a double-width driveway. To the rear is a south facing garden which is fully enclosed and has an artificial lawn, patio and a good size garden shed.

LOCATION

Situated close to a host of amenities and within a short drive of the Northern General Hospital, Meadowhall Shopping Centre and the M1 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.

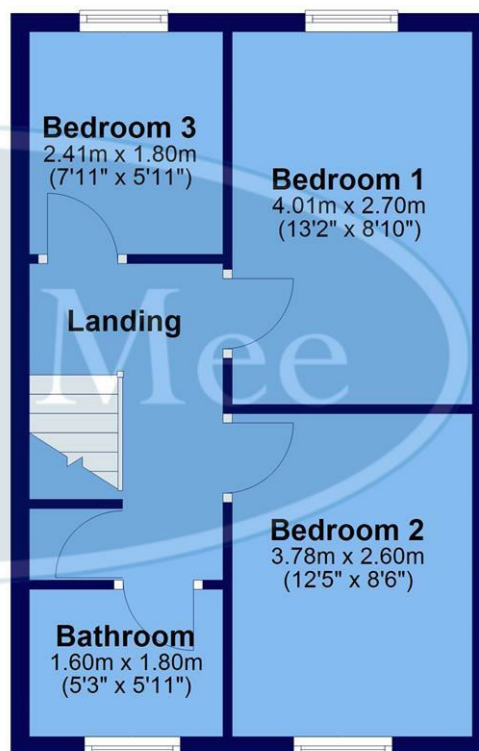
Ground Floor

Approx. 36.7 sq. metres (394.7 sq. feet)



First Floor

Approx. 36.7 sq. metres (394.7 sq. feet)



Total area: approx. 73.3 sq. metres (789.5 sq. feet)

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

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