



## Wheel Lane

Grenoside, Sheffield, S35 8RN

Guide Price £300,000 - £325,000



- 3 BED DETACHED PROPERTY
- IN NEED OF RENOVATION AND UPGRADE
- GENEROUS ROOM SIZES
- SOUTH FACING GARDEN
- FREEHOLD

- NO UPWARD CHAIN
- SCOPE TO EXTEND OR RECONFIGURE
- BEAUTIFUL VIEWS TO THE FRONT
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND D

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GUIDE PRICE £300,000 - £325,000. NO UPWARD CHAIN! STEP INSIDE THIS EXQUISITE 3 BED DETACHED HOME IN THE PICTURESQUE COMMUTER VILLAGE LOCATION OF GRENOSIDE. FULL OF CHARM AND BURSTING WITH CHARACTER, THIS SIZEABLE FAMILY HOME is located on a popular road across the way from rolling fields, close to an array of amenities, surrounded by outstanding schools a short drive to the M1 and with direct roads leading to Sheffield, Barnsley and Rotherham. The property is in need of renovation and upgrade, but the possibilities are endless. The property was built in 1932 and with it never having been brought to market before it boasts an array of characterful original features, alongside generous dimensions, scope to extend further if desired, an extensive south facing garden, ample off road parking on a long driveway with a detached single garage and with no upward chain it is ready for you to put your own stamp on it! Briefly comprising entrance hallway, dining room, lounge, kitchen, rear porch, three good sized bedrooms and family bathroom. Must be seen to truly appreciate the size, the location and the possibilities! Book now to avoid disappointment!

### Porch/Entrance Hall

Through a uPVC door leads into a small porch area with lighting and a tiled floor, perfect for muddy paws or wellies. Through a charming, original stained glass solid wooden door with surrounding stained glass windows leads into an impressive hallway, comprising wall mounted radiator, large understairs storage cupboard, telephone point, alarm panel and stairs rising to the first floor.

### Dining Room

13'1" x 13'1" (4 x 4)

A large dining area hosting an exquisite tiled fireplace with art deco wood surround giving a great focal point to the room and cosy feel in the wintry months if you want to open this back up, also hosting a large front facing uPVC bay window flooding the room in natural light, further uPVC window to the side elevation and two wall mounted radiators.

### Living Room

12'5" x 11'9" (3.8 x 3.6)

An elegant living area, boasting a characterful solid wood fireplace with ceramic tiling and currently hosting an electric coal effect fire, a large uPVC bay window over looks the garden with a glazed uPVC door giving direct access, also comprising wall mounted radiator and aerial point.

### Kitchen

11'7" x 9'10" (3.55 x 3)

Offering white wooden wall and base units, contrasting green work surfaces, inset stainless steel sink and drainer, free standing gas cooker, boiler, under counter space for further appliances, large built in pantry, wall mounted radiator, window overlooking the porch and door leading directly into the porch.

### Rear Porch

A sizeable porch to use as you wish, currently used as a utility room with sockets for further appliances including plumbing and drainage for a washing machine, lighting, tiled flooring, wood framed single glazed windows surround and a door leads directly out to the garden.

### Landing

A roomy landing hosting a uPVC window to the side elevation and doors leading to all bedrooms and bathroom.

### Bedroom 1

13'1" x 13'1" (4 x 4)

An impressively sized master bedroom drenched in natural light through a large front facing uPVC bay window that hosts some fabulous views over the fields across the way, also comprising, uPVC window to side elevation and wall mounted radiator.

### Bedroom 2

13'1" x 11'9" (4 x 3.6)

A further great sized double bedroom, comprising wood framed window to rear elevation and wall mounted radiator.

### Bedroom 3

10'5" x 8'10" (3.2 x 2.7)

A sizeable third bedroom, currently used as a home office, hosting a wall of built in wardrobes, built in airing cupboard with hot water cylinder, wall mounted radiator and aerial point.

### Bathroom

7'6" x 6'6" (2.3 x 2)

A generously sized family bathroom, fully tiled in glass tiles, comprising bath, pedestal sink, low flush wc, wall mounted heater and glazed uPVC window.

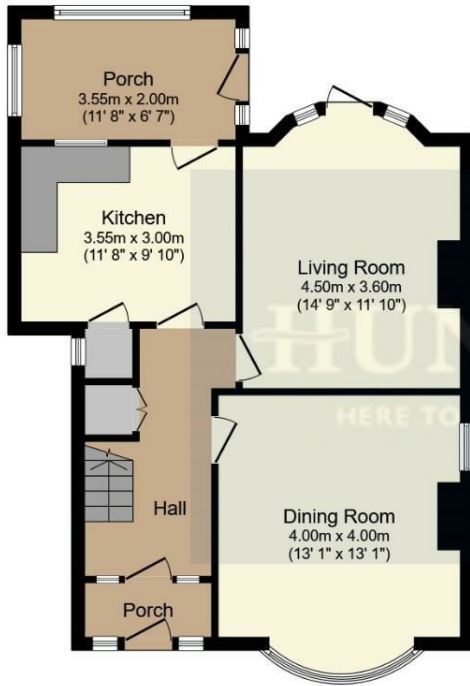
### Garage

Offering secure parking or that extra storage we all crave this detached garage comprises up and over door, side window, personnel door to the rear, inspection pit and power.

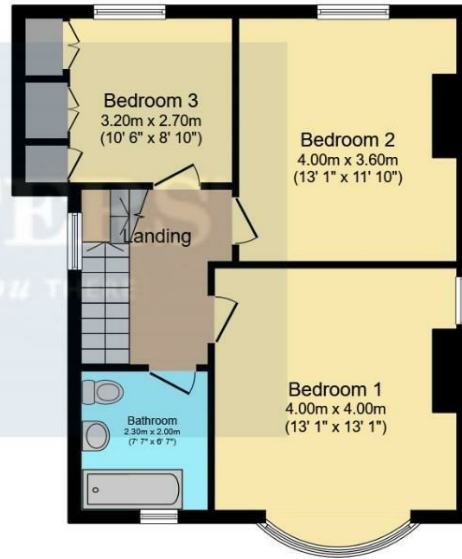
### Exterior

The front of the property boasts great kerb appeal with a stone boundary wall to the west, mainly laid to lawn but hosting an established privet hedging to the front and along the east boundary; adding privacy, while well established shrubs and perennials offer splashes of colour throughout the year. A long driveway leads down the side of the house offering off road parking for at least 2/3 cars, with scope to use the front garden to create more parking if desired. To the rear of the property is a fully enclosed, extensive, south facing, sun drenched, mature garden with something for everyone, neat lawns, patio areas for sitting out in the summer months, well stocked flower beds, vegetable patches for the green fingered amongst us, a wildlife pond, outdoor WC, outbuilding for outdoor storage, shed and lighting.

# Floorplan



**Ground Floor**



**First Floor**

Total floor area 116.7 sq.m. (1,257 sq.ft.) approx

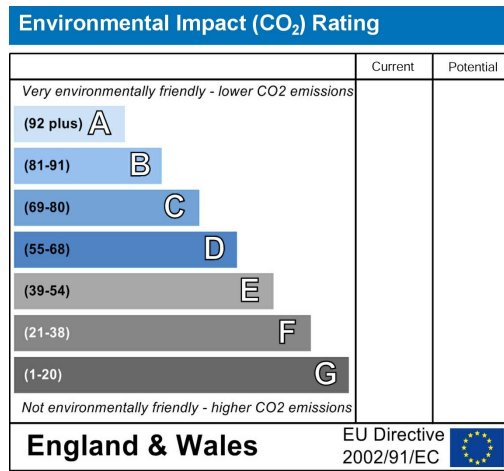
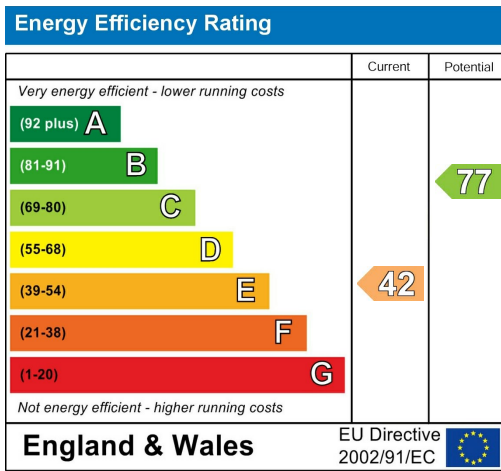
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)







### Energy Efficiency Graph



### Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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