



Lump Lane

Grenoside, Sheffield, S35 8PL

Asking Price £230,000



- 3 BED SEMI DETACHED
- BEAUTIFULLY KEPT THROUGHOUT
- GENEROUS DIMENSIONS
- OFF ROAD PARKING ON GATED DRIVEWAY
- GOOD COMMUTER LOCATION

- NO UPWARD CHAIN
- PLENTY OF SCOPE TO MAKE IT YOUR OWN
- LOTS OF STORAGE
- TRANQUIL GARDEN
- COUNCIL TAX BAND B

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NO UPWARD CHAIN! Welcome to this beautifully kept, 3 semi-detached house located on a quiet back water, Lump Lane in the tranquil village of Grenoside, Sheffield. Hosting an elevated position, a stones through from the local woodland and scenic walks, surrounded by reputable schools, a short stroll to an array of amenities including shops and pubs, serviced by good public bus routes, only minutes away from the M1 and with direct roads leading to Sheffield, Barnsley and Rotherham. The property boasts generous dimensions, large kitchen/diner, plenty of built in storage throughout, off road parking, serene garden and with no upward chain it is ready to move straight into. Briefly comprising entrance hall, living room, kitchen/diner, side porch with store rooms and utility, three good sized bedrooms and family bathroom. Must be seen to truly appreciate the size, the potential and location. Don't miss the opportunity to make this lovely property your new home...book now to avoid disappointment!

ENTRANCE HALL

Through glazed a uPVC front door leads into a roomy entrance hall, creating a great impression on any guest, comprising wall mounted radiator, telephone point, and stairs rising to the first floor.

LIVING ROOM

12'6 x 11'4 (3.81m x 3.45m)

A well presented living room hosting a charming white fireplace with marble surround and gas coal effect fire giving a great focal point to the room and a cosy feel in the wintry months, also comprising a large front facing uPVC window drenching the room in natural light, wall mounted radiator and aerial point.

KITCHEN/DINER

18'11 x 9'2 (5.77m x 2.79m)

A good sized kitchen/diner running across the back of the house, hosting a a modern light wood kitchen with an array of wall and base unit providing ample storage space, contrasting black work surfaces, inset white sink and drainer with chrome mixer tap, inset 4 ring gas hob; electric oven and extractor hood above, under counter space and plumbing for washing machine, space for a tall fridge/freezer, large built in pantry, wall mounted radiator, uPVC window overlooking the garden and glazed wooden door leading to the side porch. The dining area hosts a wall mounted gas fire, wall mounted radiator and uPVC window which could easily be changed to patio doors if desired.

SIDE PORCH

15'11 x 5'0 (4.85m x 1.52m)

A great addition to this property offering that extra storage we all crave, with uPVC glazed doors to the front and rear, tiled flooring; perfect for muddy paws or wellies, lighting and sockets. Doors lead to a utility area and two further store rooms/cupboards.

BEDROOM 1

12'7 x 9'3 (3.84m x 2.82m)

A good sized double bedroom, with a perfect alcove for wardrobes, also comprising wall mounted radiator, aerial point and front facing uPVC window.

BEDROOM 2

13'1 x 12'8 (3.99m x 3.86m)

A further good sized double bedroom hosting a built in storage cupboard, wall mounted radiator and uPVC window.

BEDROOM 3

8'8 x 7'11 (2.64m x 2.41m)

A good sized single bedroom, nursery or home office, offering a large built in storage cupboard that also houses the Combi boiler, wall mounted radiator and front facing uPVC window.

BATHROOM

7'6 x 5'5 (2.29m x 1.65m)

A generously sized family bathroom, fully tiled, comprising bath with shower over, low flush WC, pedestal sink, wall mounted radiator and two frosted uPVC window.

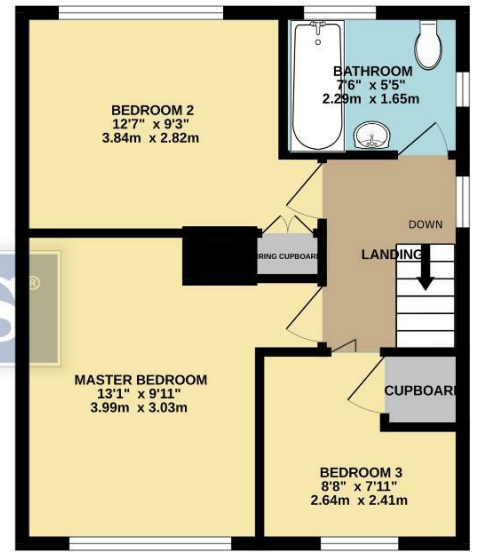
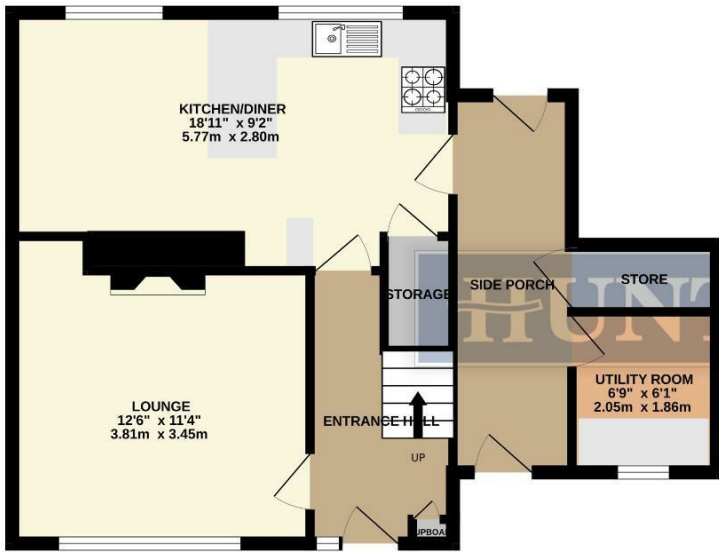
EXTERIOR

The front of the property hosts a gated driveway providing off road parking, with a sizeable lawn area which could be changed to offer further parking if desired and an array of established shrubs. To the rear of the property is a fully enclosed. sizeable garden with a long view down the hills, boasting a neat lawn, outdoor tap, established hedges adding to the privacy and slabbed patio channels offering the perfect places to sit out and enjoy a balmy evening.

Floorplan

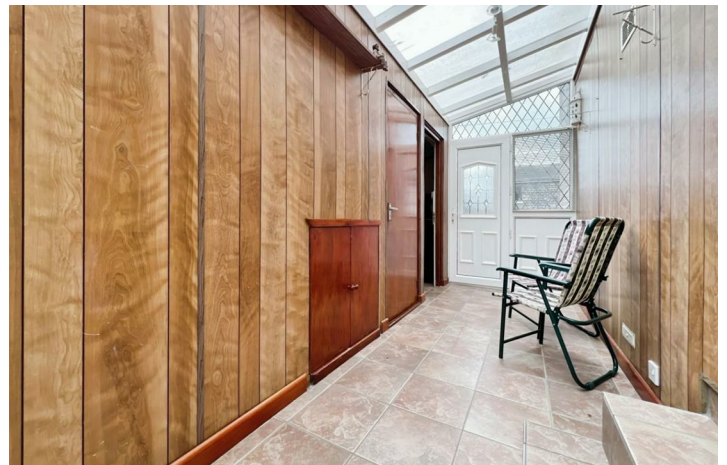
GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.

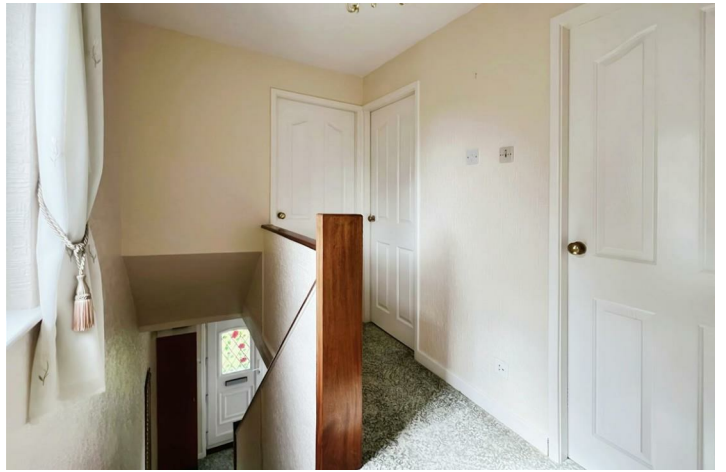
1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



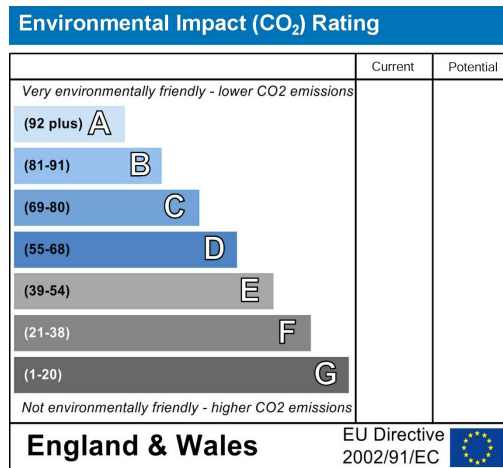
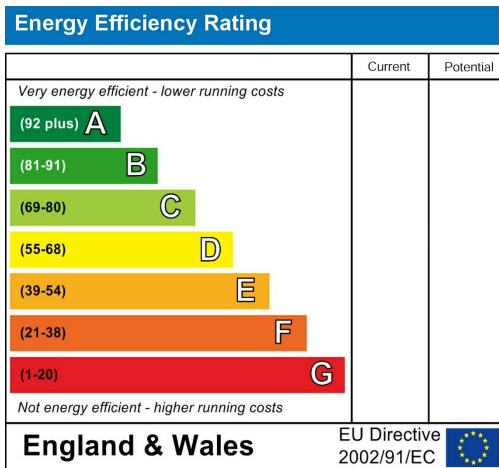
TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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