



Grenoside Grange Close

Grenoside, S35 8LY

Guide Price £170,000 - £180,000



- 2 BEDROOM PENTHOUSE
- OVER 55s DEVELOPMENT
- MODERN FIXTURES AND FITTINGS
- STAIR LIFTS IN COMMUNAL AREAS
- ALLOCATED PARKING PLUS GUEST PARKING
- NO UPWARD CHAIN
- GENEROUS DIMENSIONS
- SECURITY IS KEY ON THE TOP FLOOR
- WELL KEPT COMMUNAL GARDENS
- COUNCIL TAX BAND B

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EXECUTIVE SINGLE STOREY LIVING ON A TRANQUIL ESTATE! THIS WELL KEPT, 2
BEDROOM PENTHOUSE is located on a quiet leafy estate in the sought after commuter village of
Grenoside, close to local amenities, a stones throw from the local countryside, minutes away
from the M1 and with direct roads/ good public transport links leading to Sheffield, Barnsley and
Rotherham. The property hosts an elevated position with brilliant views and boasts generous
dimensions, tall ceilings creating a lofty feel, modern fixtures and fittings throughout, neutral
décor, two double bedrooms, plenty of fitted storage, communal gardens and with no upward
chain it is ready to move straight in. Briefly comprising kitchen, living room, two bedrooms and
bathroom. Must be seen to truly appreciate the size of the apartment, location and what it has to
offer...book now to avoid disappointment!

ENTRANCE HALL

An impressive, roomy hallway, offering two handy large storage cupboards, one with plumbing for a washing machine and dryer, also comprising wall mounted radiator, video intercom system, alarm panel and loft hatch, with drop down ladders leading to a partially boarded loft creating extra storage.

LIVING ROOM

18'9 x 13'3 (t widest points) (5.72m x 4.04m (t widest points))

A light and airy living space, flooded in natural light through French uPVC doors with a Juliette balcony, giving you that breath of fresh air when needed, this sizeable open plan living area creates a great social space and comprises two wall mounted radiators, aerial point, telephone point, further uPVC window to side elevation and archway opening out into the kitchen.

KITCHEN

9'3 x 7'7 (2.82m x 2.31m)

A beautiful, country style kitchen hosting an array of cream wall and base units, contrasting dark work surface, inset stainless steel one and a half bowl sink and drainer and matching mixer tap, integrated stainless steel electric oven, inset electric hob with extractor hood above, space for a tall fridge/freezer, tiled flooring, inset spotlights and uPVC window.

BEDROOM 1

12'6 x 12'2 (3.81m x 3.71m)

An spacious master bedroom hosting a wall of fitted white mirrored wardrobes providing that extra storage space we all crave, wall mounted radiator, telephone point and uPVC French doors opening our onto a glass Juliette balcony showcasing a view for miles and miles.

BEDROOM 2

10'3 x 8'4 (3.12m x 2.54m)

A further double bedroom comprising wall mounted radiator and French uPVC doors opening out onto a glass Juliette balcony .

BATHROOM

7'7 x 7'4 (2.31m x 2.24m)

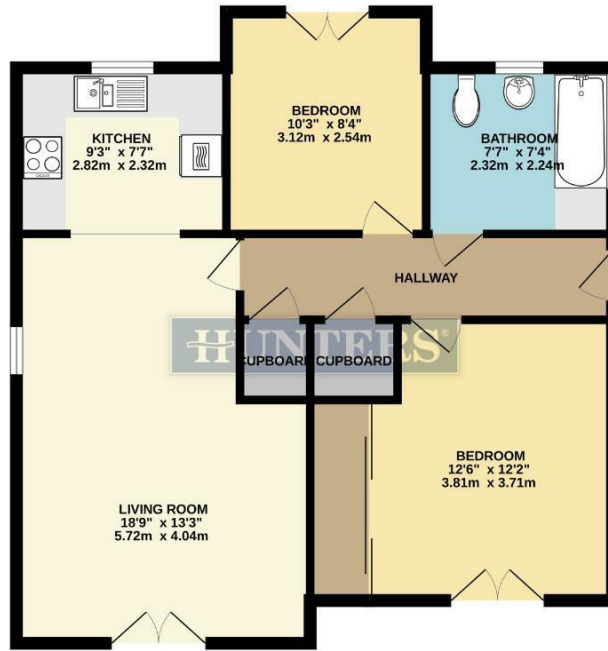
A stylish, contemporary shower room, fully tiled in natural tones, comprising large double walk in shower cubicle, a wall of fitted white gloss vanity units with inset ceramic sink and low flush WC, wall mounted chrome heated towel rail, shaver point, inset spotlights, extractor fan and frosted uPVC window.

EXTERIOR

The property is situated in a well managed block, hosting large, well kept, communal gardens that are well stocked with established trees and shrubs, perfect for sitting out in the summer months. The allocated parking space for the apartment is located directly in front of the entrance door with plenty of further visitor spots for guests.

Floorplan

GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.

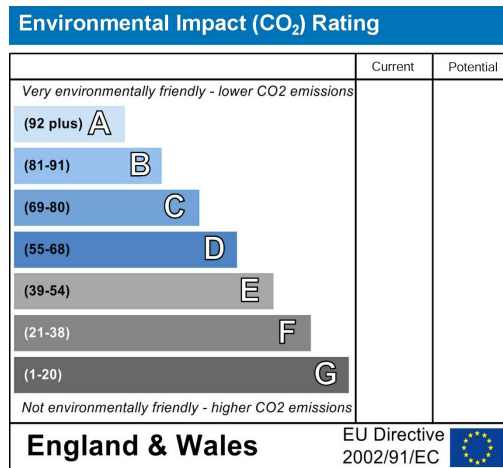
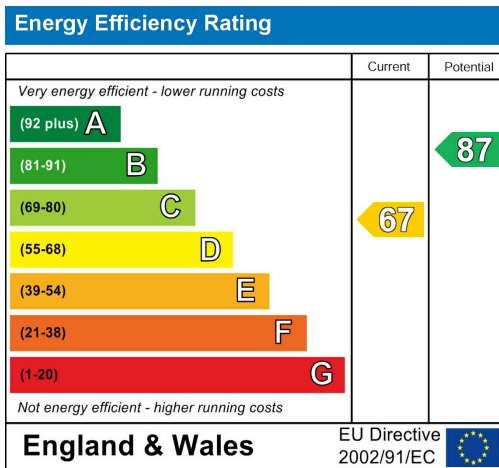


TOTAL FLOOR AREA: 716 sq.ft. (66.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Please call: 0114 257 8999





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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