



Greno Gate

Grenoside, Sheffield, S35 8NY

Guide Price £240,000 - £250,000



- 3 BED STONE TOWNHOUSE
- A SHORT AMBLE TO PUBS AND SHOPS
- LARGE KITCHEN/DINER
- MODERN BATHROOM
- GOOD COMMUTER LOCATION

- BEAUTIFUL VILLAGE LOCATION
- SPACIOUS LAYOUT OVER 3 FLOORS
- 3 DOUBLE BEDROOMS
- CAPTIVATING GARDEN
- COUNCIL TAX BAND B

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GUIDE PRICE £240,000 - £250,000. Welcome to this charming 3 bed townhouse located in the picturesque village of Grenoside. This three-storey stone cottage is set in the heart of the village, walking distance from an array of shops, pubs and the local woodland, surrounded by reputable schools, only minutes away from the M1, serviced by good bus routes and with direct roads leading to Sheffield, Barnsley, Rotherham and Manchester.

The property features neutral decor throughout, generous dimensions, large kitchen/diner offering a great social space to enjoy with friends, characterful features including tall lofty ceilings and beams, plenty of built in storage and the beautiful garden adds to the charm of the property, providing a lovely outdoor space to relax and enjoy the fresh air.

Situated in a quaint village location, this townhouse offers a peaceful and idyllic setting for those seeking a tranquil lifestyle, comprising living room, kitchen/diner, cellar, three good sized bedrooms and modern family bathroom.

Don't miss the opportunity to make this delightful townhouse your new home in Grenoside. Embrace village living at its finest and create lasting memories in this wonderful property....Book now to avoid disappointment!

LIVING ROOM

12'5" x 12'3" (3.8 x 3.75)

Through a glazed uPVC door leads into a stylish living room, hosting a decadent white fireplace with marble surround/hearth and electric flame effect fire giving a great focal point to the room and cosy feel in the wintry months, also comprising wall mounted radiator, aerial point, telephone point and large front facing uPVC window drenching the room in natural light.

KITCHEN/DINER

15'3" x 12'2" (4.67 x 3.72)

A country style kitchen offering solid wood wall and base units providing plenty of storage space, granite effect work top, a matching brick island with further cupboards and wine rack, inset stainless steel one and a half bowl sink and drainer with matching mixer tap, integrated appliances include electric oven, microwave, electric hob, extractor fan and tall fridge/freezer, under counter space and plumbing for a washing machine and dishwasher, tiled flooring, inset spotlights, wall mounted radiator, uPVC window and uPVC glazed stable door leading to the rear garden.

DINING AREA

A roomy dining area opening out into the kitchen to create a large social space or family hub. Comprising wall mounted radiator, telephone point, door leading to the cellar, exposed beam and exposed staircase rising to the first floor.

CELLAR

11'5" x 11'5" (3.5 x 3.5)

Offering that extra storage we all crave, complete with lighting and sockets.

BEDROOM 1

12'5" x 12'1" (3.8 x 3.7)

A light and airy master bedroom, flooded with natural light through a large front facing uPVC window, hosting walls of white wardrobes and vanity units, a characterful white cast iron original feature fireplace, telephone point and wall mounted radiator.

BEDROOM 3

9'10" x 6'6" (3 x 2)

A small double bedroom, office or nursery, fitted with light grey wardrobes and bed surround, wall mounted radiator, inset spotlights and rear facing uPVC window.

BATHROOM

9'10" x 5'0" (3 x 1.54)

A contemporary, generously sized family bathroom, fully tiled in natural tones, comprising bath with shower over, pedestal sink, low flush WC, wall mounted radiator, inset spotlights and frosted uPVC window.

BEDROOM 2

14'9" x 9'2" (4.5 x 2.8)

A large double bedroom offering plenty of built in storage in the eaves and further cupboard, hosting a charming internal window, wall mounted radiator and uPVC window.

EXTERIOR

To the rear of the property is a stunning, fully enclosed, sizeable garden drenched in sunshine, boasting a sizeable sunken stone patio as you walk out, perfect for sitting out on an evening, as you walk up the rustic stone path you pass well stocked colourful, enchanting borders and neat lawns, two further stone patios allow you to chase the sun throughout the day, a shed provides outdoor storage, outdoor tap and no shared access.

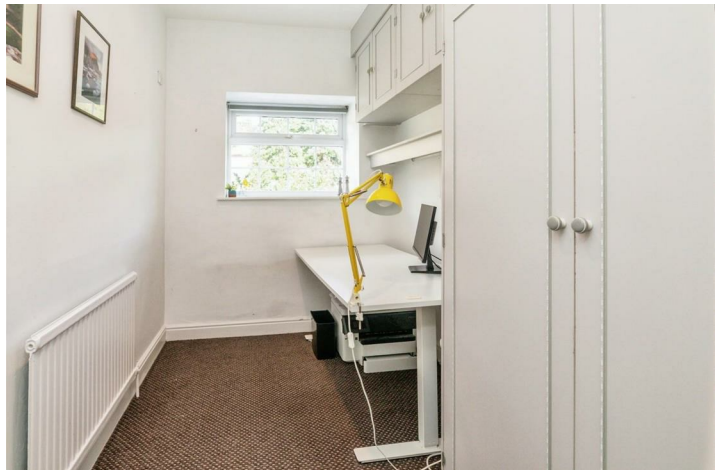
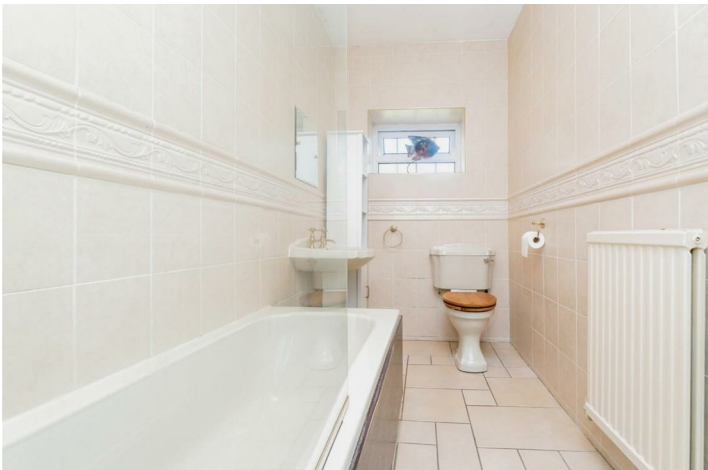
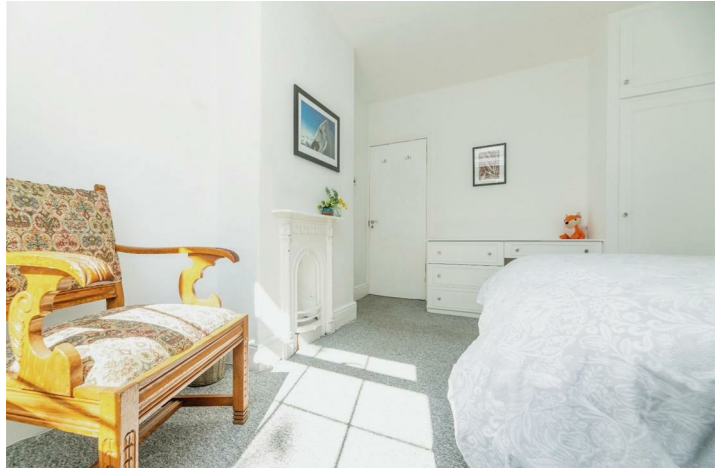
Floorplan



Total floor area 104.0 m² (1,120 sq.ft.) approx

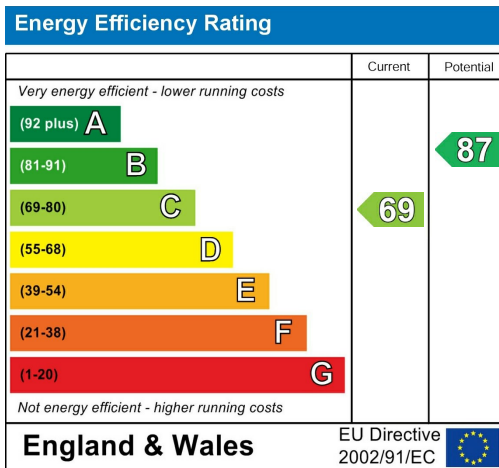
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







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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