



## Hill Top Road

Grenoside, Sheffield, S35 8PF

Offers In Excess Of £300,000



- 2/3 BEDROOM LARGE DETACHED BUNGALOW
- PLENTY OF POTENTIAL
- GENEROUS DIMENSIONS
- LONG DRIVEWAY
- CLOSE TO AMENTIEIS

- NO UPWARD CHAIN
- IN NEED OF UPGRADING
- SUN DRENCHED GARDEN
- DETACHED GARAGE
- COUNCIL TAX BAND D

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Welcome to Hill Top Road, Grenoside, Sheffield - a charming 2/3 bed detached bungalow with endless possibilities! Situated in a tranquil neighbourhood, 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, Rotherham and Barnsley.

This sizeable bungalow boasts generous dimensions and a spacious layout that can be easily reconfigures to suit your needs, neutral decor, a good-sized garden where you can relax and enjoy the outdoors, a long driveway providing ample off road parking for you and your guests and with no upward chain it is ready and waiting for you to put your stamp on it. Briefly comprising entrance hall, living room, dining room, kitchen/diner, two double bedrooms, bathroom and separate WC.

Although this property needs upgrading, it presents a fantastic opportunity for you to add your personal touch and create a space that truly reflects your style and preferences. With its prime location and great potential, this bungalow is just waiting for the right owner to transform it into a stunning residence. Book a viewing today and start envisioning the endless possibilities that this property has to offer!

## ENTRANCE HALL

Through a glazed uPVC door leads into a small porch area, a further solid wooden glazed door then leads into a roomy entrance hallway running all the way through the property, hosting the loft hatch and to the far end a solid wooden door leading to the exterior.

## LIVING ROOM

13'11 x 11'11 (not including bay) (4.24m x 3.63m (not including bay))

A spacious living room, hosting a a charming stone and wood clad fireplace with gas coal effect fire giving a great focal point to the room and cosy feel in the wintry months, also comprising wall mounted radiator and aerial point.

## DINING ROOM/BED 3

12'0 x 11'10 (not including bay) (3.66m x 3.61m (not including bay))

A light and airy dining room which could also make a great third double bedroom if desired, drenched in natural light through large front facing uPVC bay window, also comprising gas fire and wall mounted radiator.

## KITCHEN/DINER

11'10 x 11'09 (at widest points) (3.61m x 3.58m (at widest points))

A generously sized kitchen/diner hosting an array of green/stainless steel wall and base units providing plenty of storage space, contrasting cream work surfaces, inset stainless steel sink and drainer, free standing cooker, under counter space and plumbing for washing machine, under counter space for further appliances, built in dining area with banquette seating, ceiling up lights and uPVC window. Door leads to a pantry, complete with sockets, lighting and uPVC window.

## BEDROOM 1

12'00' x 11'11 (3.66m' x 3.63m)

An large double bedroom hosting a wall of fitted wardrobes, wall mounted radiator and uPVC window over looking the garden.

## BEDROOM 2

12'00 x 11'10 (3.66m x 3.61m)

A further good sized double bedroom hosting a wall of elegant fitted wardrobes, wall mounted radiator and uPVC window to the side elevation.

## BATHROOM

8'5 x 6'6 (2.57m x 1.98m)

Lots of potential with the bathroom and separate WC to knock through and create a large family bathroom, currently fully tiled, hosting a bath with shower over, separate glass shower cubicle, pedestal sink, wall mounted radiator and frosted uPVC window.

## SEPERATE WC

6'6 x 2'10 (1.98m x 0.86m)

Fully tiled, comprising low flush WC and frosted uPVC window.

## GARAGE

17'8 x 8'11 (5.38m x 2.72m)

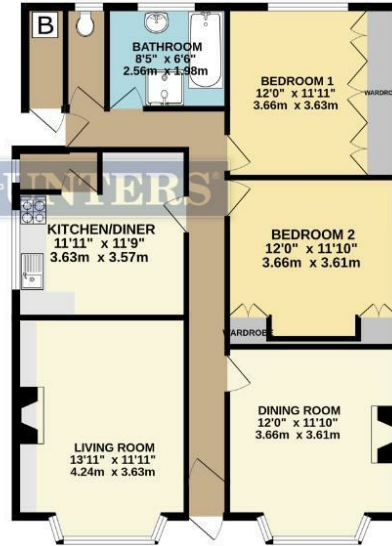
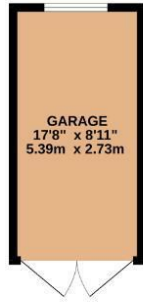
Comprising wooden doors and rear glazed window.

## EXTERIOR

The property boasts great kerb appeal with a well stocked, walled garden to the front, adorned with well established shrubs adding splashes of colour throughout the year. A long driveway runs down the side of the property offering off road parking for at least three cars. To the rear of the property is a sizeable rear garden, laid to lawn, a perfect blank canvas! Outdoor tap available and wooden door leads to an outdoor store that also houses the boiler.

# Floorplan

GROUND FLOOR  
1106 sq.ft. (102.7 sq.m.) approx.



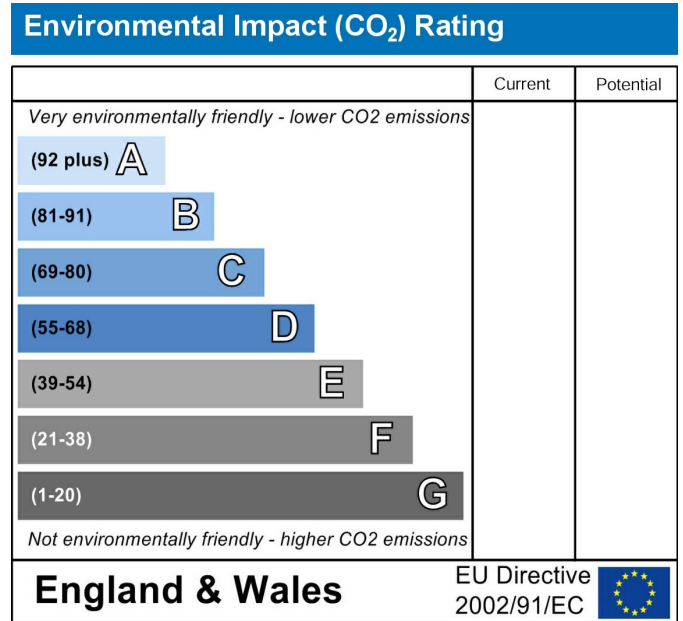
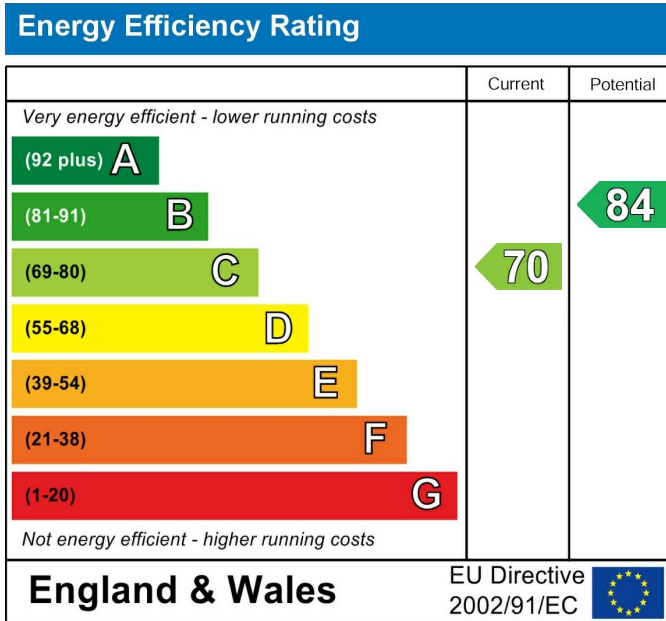
TOTAL FLOOR AREA: 1106 sq.ft. (102.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Homestyler 02/24





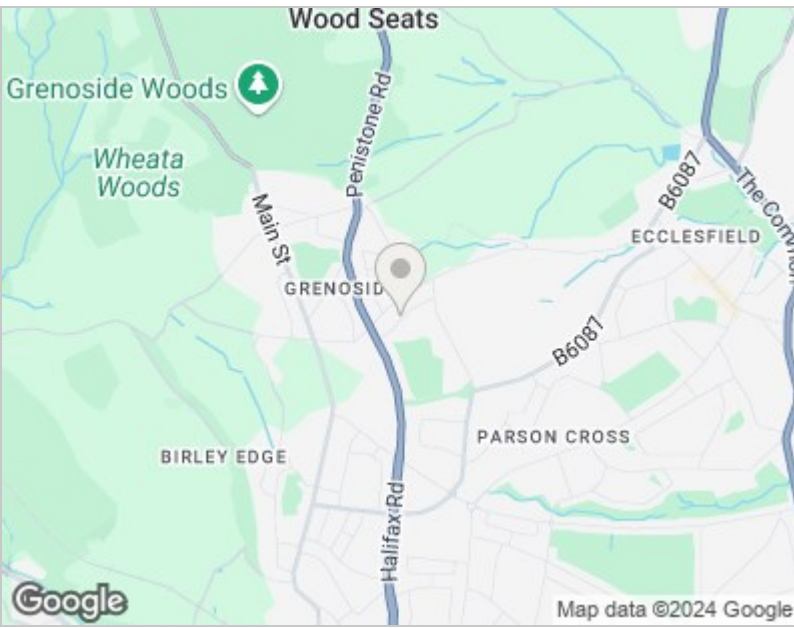
## Energy Efficiency Graph



## 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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