



## Green Lane

Ecclesfield, Sheffield, S35 9WY

Asking Price £230,000

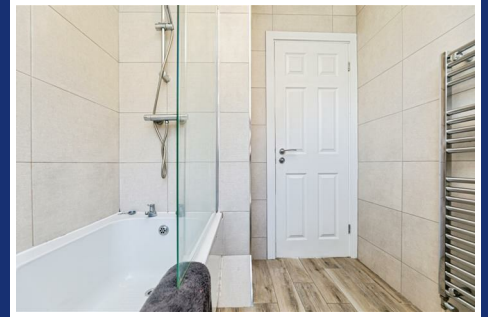


- 3 BED SEMI DETACHED
- FRESHLY DECORATED IN FRESH WHITE
- IMPRESSIVE EXTENDED KITCHEN/DINER
- SIZEABLE GARDEN
- GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- CONTEMPORARY FIXTURES AND FITTINGS
- GOOD DIMENSIONS THROUGHOUT
- OFF ROAD PARKING ON DRIVEWAY
- COUNCIL TAX BAND B

# Green Lane

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**NO UPWARD CHAIN!** Nestled in the popular commuter area of Ecclesfield, Sheffield, this delightful 3 bed semi-detached house presents an excellent opportunity for those seeking a modern and inviting home. Recently adorned with a fresh coat of white paint, the property boasts a contemporary aesthetic that is both bright and welcoming.

Located within walking distance of an array of amenities, surrounded by reputable schools, serviced by good public transport links, a short drive to the M1, with direct roads leading to the Northern General Hospital, Meadowhall, Sheffield Centre, Rotherham and Barnsley.

Upon entering, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is undoubtedly the impressive extended kitchen/diner, featuring a stylish grey kitchen that combines functionality with modern design. This space is ideal for culinary enthusiasts and offers ample room for dining, making it a wonderful gathering spot for family and friends. Outside, the house benefits from off-road parking, a valuable asset in this area, as well as a sizeable, fully enclosed garden. This outdoor space is perfect for children to play safely or for hosting summer barbecues.

Briefly comprising entrance hall, living room, kitchen/diner, three good sized bedrooms and family bathroom.

With no upward chain, you can move straight in and start enjoying your new home without delay. This property is a fantastic choice for families or first-time buyers looking for a blend of modern living and convenience in a desirable location. Don't miss the chance to make this lovely house your new home.



## LIVING ROOM

13'5" x 12'1" (4.1 x 3.7)

A light and airy living room, drenched in natural light through a large uPVC bay window, also comprising aerial point, telephone point and wall mounted radiator.

## KITCHEN/DINER

17'8" x 16'4" (5.4 x 5)

An impressive kitchen/diner, a great social space or family hub, hosting a stylish kitchen offering an array of grey wall and base units, light grey wood effect work surfaces, inset stainless steel sink and drainer with matching mixer tap, inset ceramic electric hob with stainless steel extractor hood above, integrated electric oven, space for a tall fridge/freezer, under counter space and plumbing for washing machine/dishwasher or dryer, wall mounted radiator, uPVC window and glazed uPVC door leading to the exterior.

## BEDROOM 1

11'11" x 9'10" (3.65 x 3)

A large double bedroom drenched in natural light through a large front facing uPVC window, also comprising aerial point and wall mounted radiator.

## BEDROOM 2

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

A further good sized double bedroom, comprising wall mounted radiator and rear facing uPVC window.

## BEDROOM 3

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

A good sized single bedroom, nursery or home office, comprising wall mounted radiator and uPVC window.

## BATHROOM

6'6" x 6'2" (2 x 1.9)

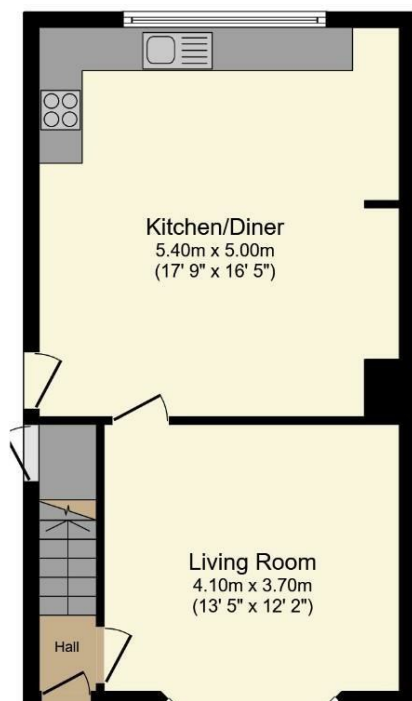
A contemporary bathroom, fully tiled in 'on trend' grey tones, comprising bath with shower over, white gloss vanity unit with inset sink and low flush

WC, wall mounted chrome heated towel rail, extractor fan and frosted uPVC window.

## EXTERIOR

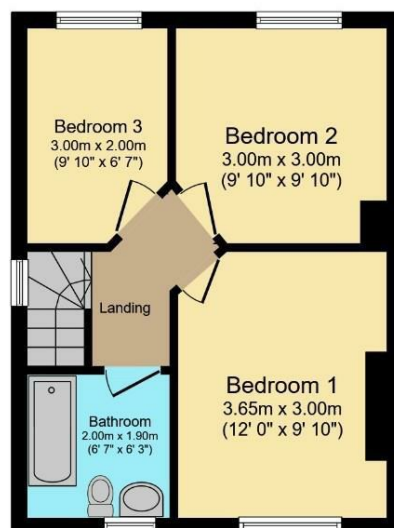
The front of the property boasts great kerb appeal, with an extensive stone pebbled driveway providing off road parking, all framed with neat hedges and established shrubs. To the rear of the property is a sizeable, fully enclosed sun drenched garden, mainly laid to lawn, with a large concrete/pebble patio area; perfect for sitting out or entertaining in the summer months, surrounded by established hedges adding to the privacy.

## Floorplan



**Ground Floor**

Floor area 47.0 sq.m. (506 sq.ft.)



**First Floor**

Floor area 34.0 sq.m. (366 sq.ft.)

**Total floor area: 81.0 sq.m. (872 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

**HUNTERS**

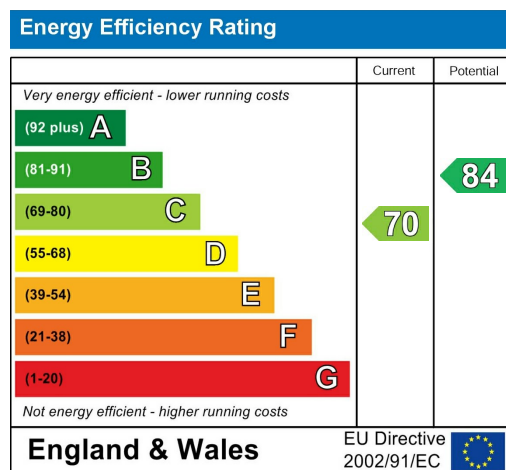








## Energy Efficiency Graph

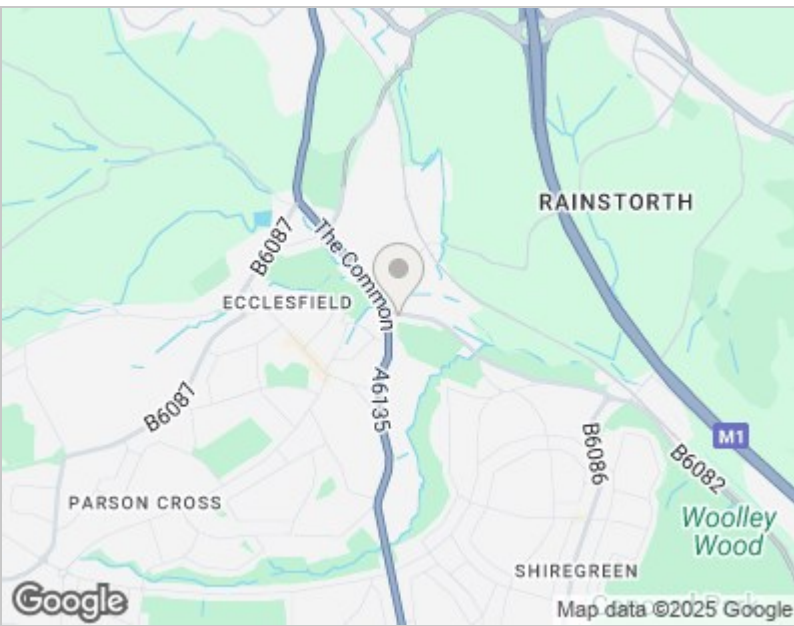


## Viewing

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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