



Oakfern Grove

High Green, Sheffield, S35 4DT

Offers In The Region Of £180,000



- 2 BED SEMI DETACHED
- IMMACULATELY KEPT WITH NEUTRAL DECOR
- MODERN KITCHEN AND BATHROOM
- GARAGE AND OFF ROAD PARKING
- GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- MOVE STRAIGHT IN
- SCOPE TO RECONFIGURE
- SIZEABLE GARDEN
- COUNCIL TAX BAND B

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NO UPWARD CHAIN! Nestled in the on the quiet cul de sac of Oakfern Grove, High Green, Sheffield, this delightful 2 bed semi-detached house presents an excellent opportunity for those seeking a comfortable and modern living space. With no upward chain, you can move straight in and start enjoying your new home without delay.

Situated in a good commuter location, this home is minutes away from the M1, well-connected to local amenities, surrounded by outstanding schools and boasts good public transport links, making it an ideal choice for professionals and small families alike.

The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. The two double bedrooms are generously sized and come complete with fitted wardrobes, providing ample storage space. The bathroom is tastefully designed, complementing the neutral decoration and modern fixtures throughout the home.

One of the standout features of this property is the potential it offers. There is scope to reconfigure the layout, including the possibility of converting the garage into a spacious kitchen/diner, allowing for a more open and inviting living area.

Outside, you will find a sizeable garden, ideal for outdoor activities or simply enjoying the fresh air. The block-paved driveway provides off-road parking, ensuring convenience for you and your guests.

Briefly comprising kitchen, living room, two good sized bedroom, bathroom and garage.

This property is a wonderful blend of comfort, style, and potential, making it a must-see for anyone looking to settle in this desirable area of Sheffield. Book your viewing today!

KITCHEN

9'10" x 8'2" (3 x 2.5)

Through a glazed composite door leads into the kitchen, offering an array of cream gloss and wall base units, contrasting work surfaces, inset stainless steel gas hob with extractor hood above, integrated electric oven; fridge/freezer and washing machine, wall mounted radiator, uPVC window and telephone point.

LIVING ROOM

16'4" x 11'1" (5 x 3.4)

A light and airy living room hosting a charming cream fireplace with electric flame effect fire giving a great focal point to the room and cosy feel in the wintry months, also comprising aerial point, two wall mounted radiator, uPVC window, uPVC French doors opening out onto the garden and stairs rising to the first floor.

BEDROOM 1

16'4" x 8'6" (5 x 2.6)

A good sized double bedroom boasting a wall of fitted wardrobes, wall mounted radiator and two uPVC windows flooding the room with natural light.

BEDROOM 2

11'5" x 8'2" (3.5 x 2.5)

A further good sized bedroom hosting a wall of light wood fitted wardrobes, wall mounted radiator and front facing uPVC window.

BATHROOM

7'10" x 6'2" (2.4 x 1.9)

A generously sized bathroom, fully tiled in natural tones, comprising bath, pedestal sink, low flush WC, wall mounted radiator, loft hatch and uPVC frosted window.

GARAGE

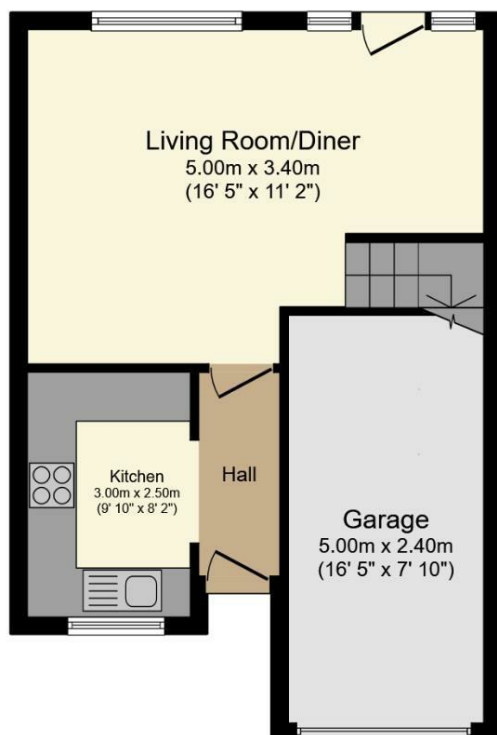
16'4" x 7'10" (5 x 2.4)

Offering that extra storage we all crave or possibly giving you that extra room to extend as many others have, comprising up and over door, wall mounted Combi boiler, cold water tap, sockets and lighting.

EXTERIOR

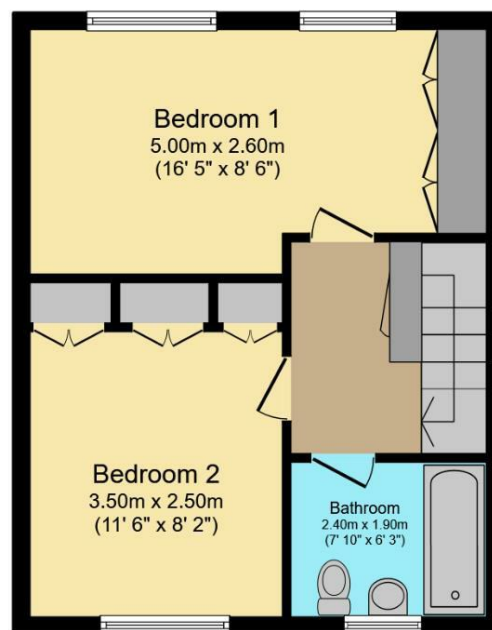
To the rear of the property is a sun drenched, fully enclosed, sizeable garden, boasting a sunken slabbed patio perfect for entertaining in the summer months, raised lawn and well established colourful borders surround. To the front of the property is a blocked pave driveway providing ample off road parking and a low maintenance rockery/garden area, which could be transformed into further parking if desired.

Floorplan



Ground Floor

Floor area 42.8 sq.m. (461 sq.ft.)



First Floor

Floor area 40.3 sq.m. (434 sq.ft.)

Total floor area: 83.2 sq.m. (895 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

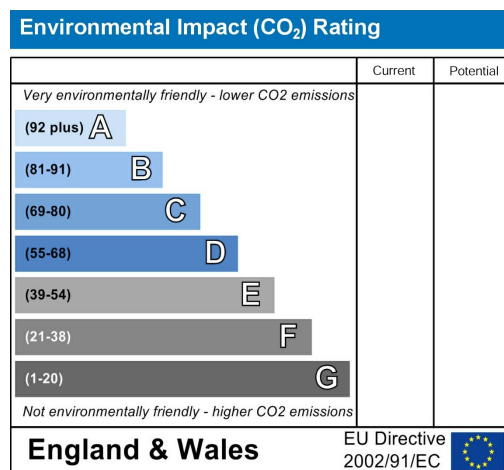
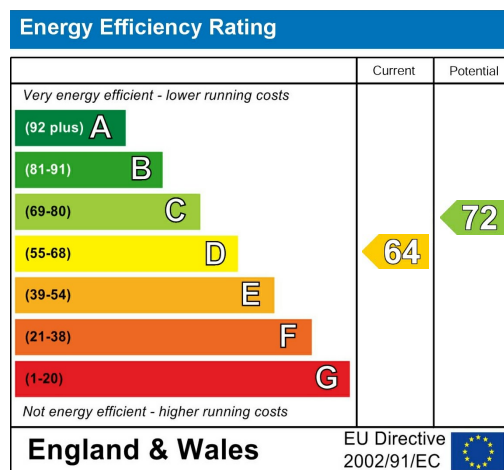
HUNTERS





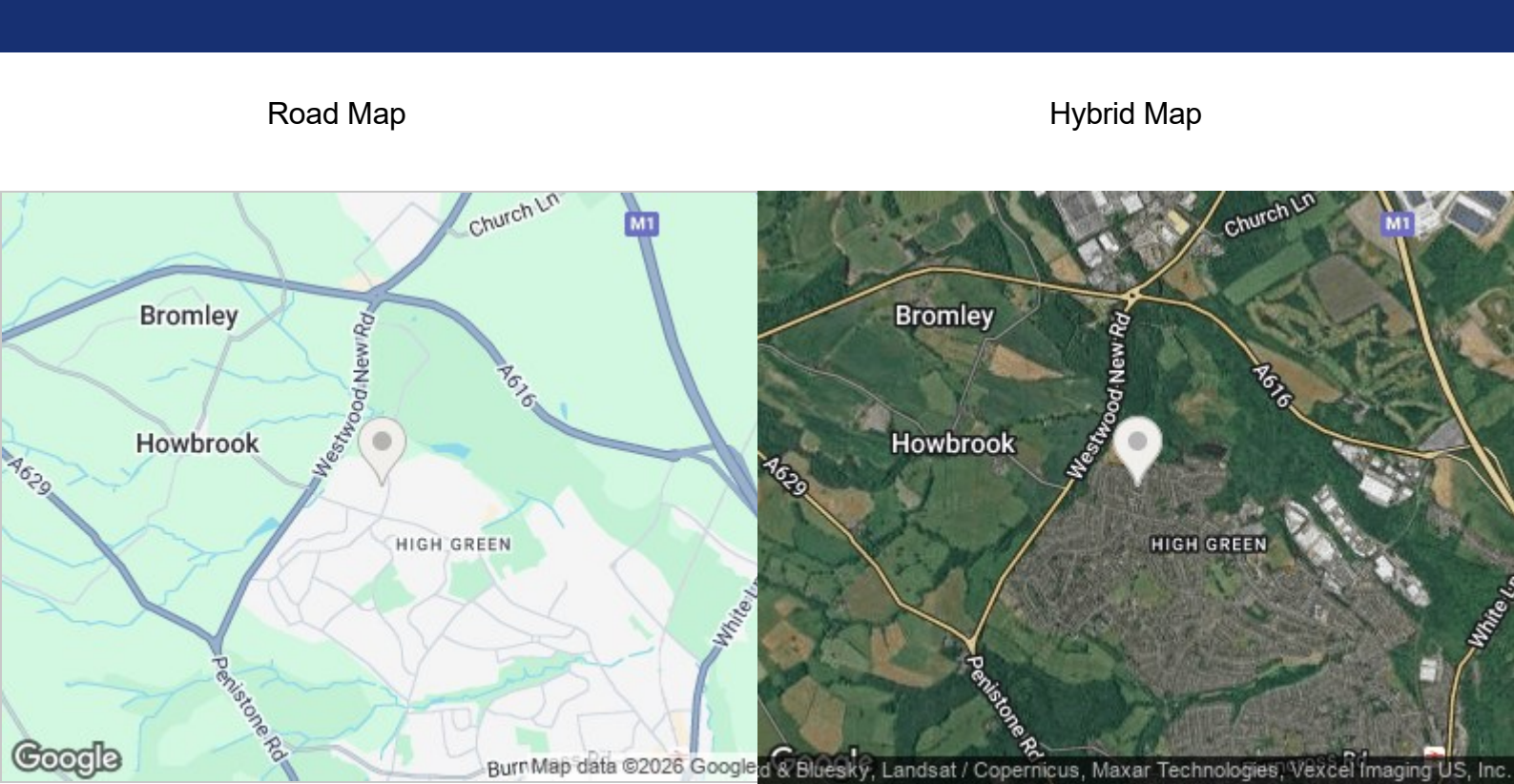
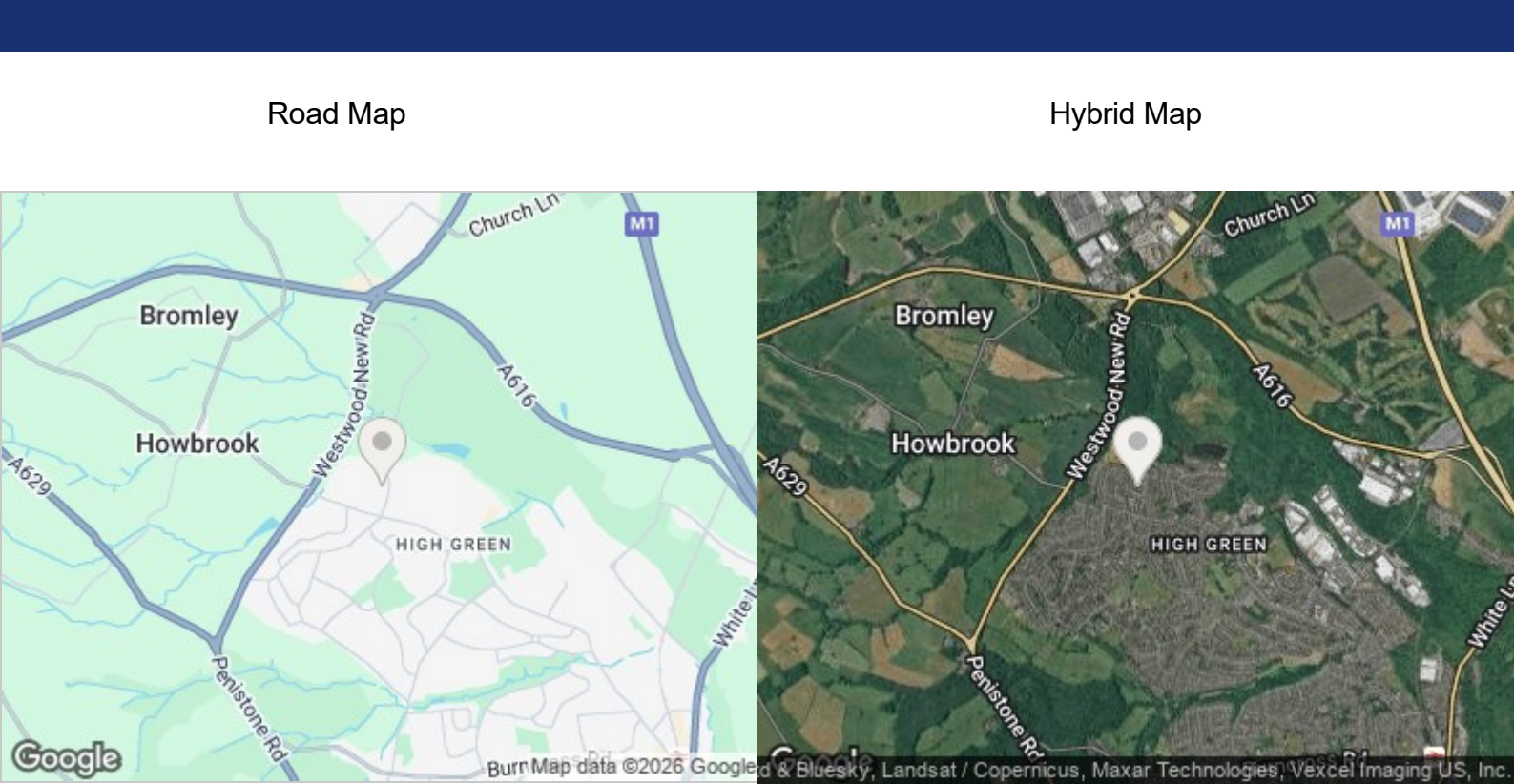


Energy Efficiency Graph



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.





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.

1 Station Road, Chapeltown, Sheffield, S35 2XE
Tel: 0114 257 8999 Email: chapeltown@hunters.com
<https://www.hunters.com>

