



Stephen Drive, Grenoside, S35

Offers Over £250,000

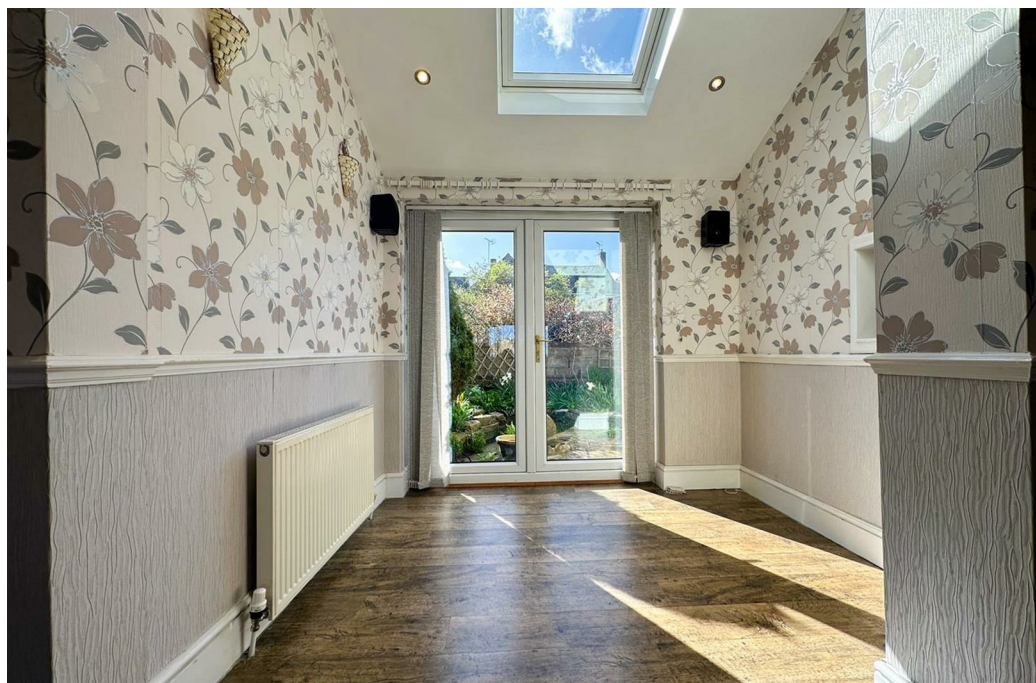
- NO CHAIN
- CUL DE SAC POSITION
- GARAGE AND DRIVE
- LEASEHOLD 137 YEARS REMAINING
- SPACIOUS LOUNGE THROUGH TO DINING ROOM
- FRONT AND REAR GARDENS
- SEMI DETACHED THREE BEDROOM FAMILY HOME
- BREAKFAST KITCHEN
- COUNCIL TAX BAND B - £1,597.42 PA

Stephen Drive, Grenoside, S35

****NO CHAIN - SEMI DETACHED THREE BEDROOM PROPERTY**** Located on a quiet cul de sac in the popular village of Grenoside. This great family home benefits from three bedrooms, a freestanding garage and drive providing off road parking. Close to excellent road links and local village amenities, with Grenoside Primary School just a short walk away. The property briefly comprises of; Kitchen with breakfast bar; Spacious lounge through to dining area; Hallway open to the rear porch; Two double bedrooms; Single bedroom three; Family bath and shower room; Garage; Drive; Front and rear gardens;



Council Tax Band: B



KITCHEN DINING ROOM

The front entrance door opens directly to the kitchen area, having; Oak wall, base and drawer units incorporating display wall units with lighting and an open plate rack; Under unit lighting; Granite work tops, drainer and breakfast bar; Single sink and mixer tap; Integrated four ring gas hob with extractor hood above and electric oven; Space for washing machine and fridge; Roof light window; Recessed ceiling spotlights and a ceiling light point; Hatch through to the dining room; Exposed stone feature to walls; Tiled splash backs; Varnished floorboards; Georgian style internal door to the hallway; uPVC double glazed windows to the front and side elevations;

HALLWAY

Having; Carpet flooring; Central heating radiator; Ceiling light point; Door to under stairs storage area; Open arch to the rear porch; Dado rails; Covings; Stairs to first floor; Georgian style internal door to the lounge and dining room;

PORCH

With; Tiled floor; uPVC double glazed windows to the rear and side elevations; uPVC entrance door to the rear elevation;

LOUNGE

The lounge area has; Carpet flooring; Dado rails; Covings; Two central heating radiators; Brick and Oak fireplace with gas fire; uPVC double glazed window to the rear elevation; Open through to the dining area;

DINING AREA

With; Serving hatch to the kitchen; Laminate flooring; Central heating radiator; Roof light window; Recessed ceiling spotlights; uPVC double glazed patio doors to the front garden;

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

Having; uPVC double glazed window to the rear elevation; One wall of mirrored wardrobe storage; Central heating radiator; Ceiling light point; Covings;

BEDROOM TWO

Double bedroom two has; Built in louvre door wardrobe storage; Laminate flooring; Ceiling light point; Central heating radiator; uPVC double glazed window to the front elevation;

BEDROOM THREE

The third bedroom has; Built in child's bed with storage; uPVC double glazed window to the rear elevation; Ceiling light point; Central heating radiator; Covings;

FAMILY BATH AND SHOWER ROOM

Comprising of; Bath; WC; Wash basin set into vanity drawer storage; Shower enclosure with wall mount shower consisting of a rain head and a hand held attachment; Extractor fan; Recessed ceiling spotlights; Vertical heated towel rail; Obscure double glazed uPVC window to the front elevation;

LANDING

Having; Loft hatch access to the fully boarded loft; Carpet flooring; uPVC double glazed window to the side elevation; Covings and dado rails; Spindle balustrade; Solid doors to the bedrooms and family bathroom;

GARAGE

With up and over door; Side patio doors to the rear garden;

DRIVE

Providing off road parking;

OUTSIDE

Gardens to the front and rear;

DISCLAIMER

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

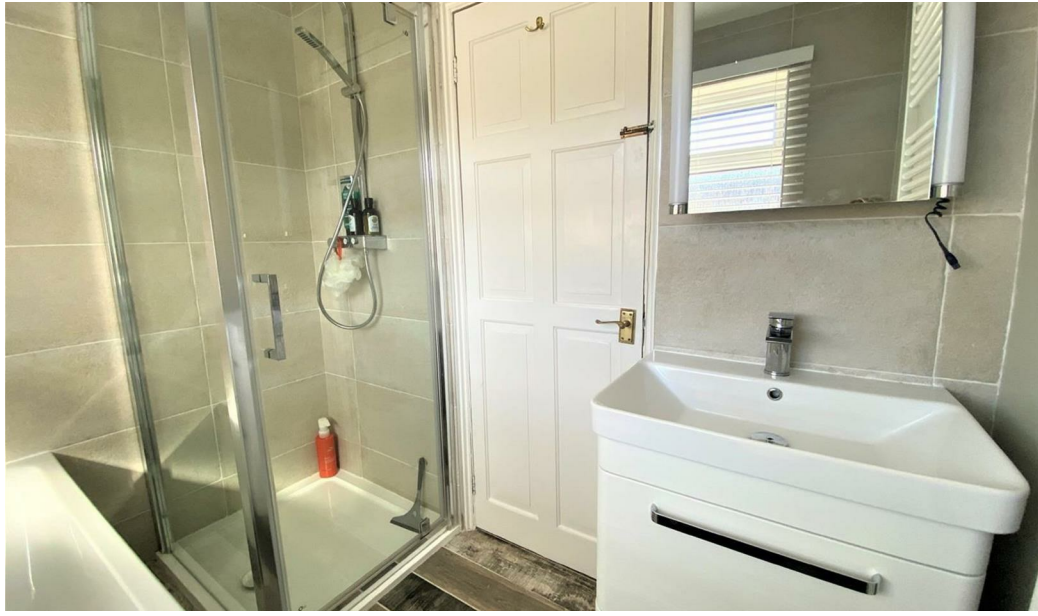
2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

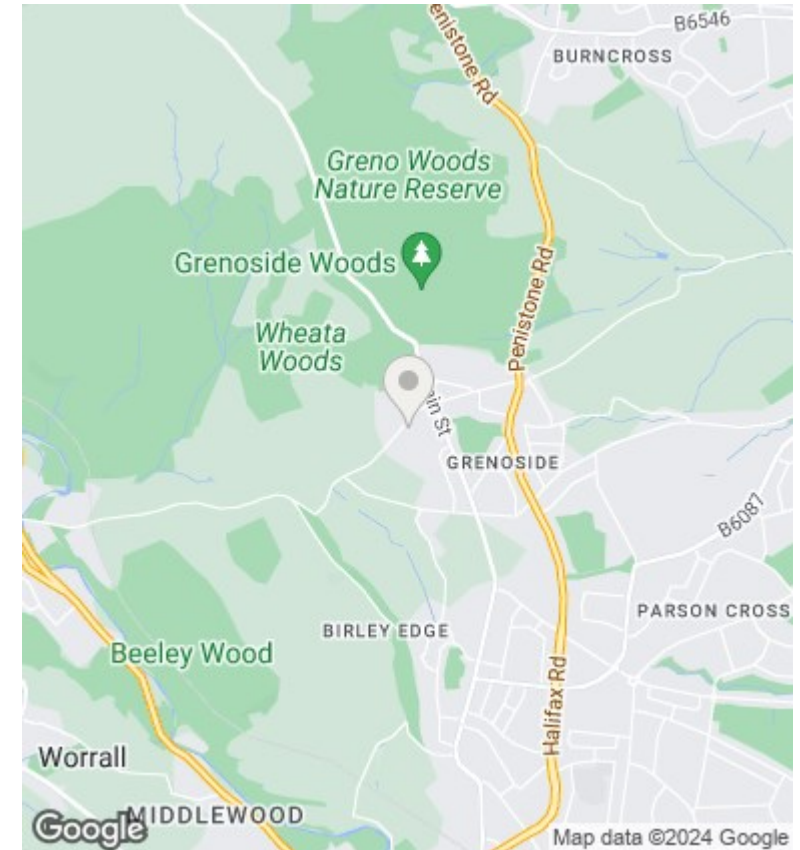
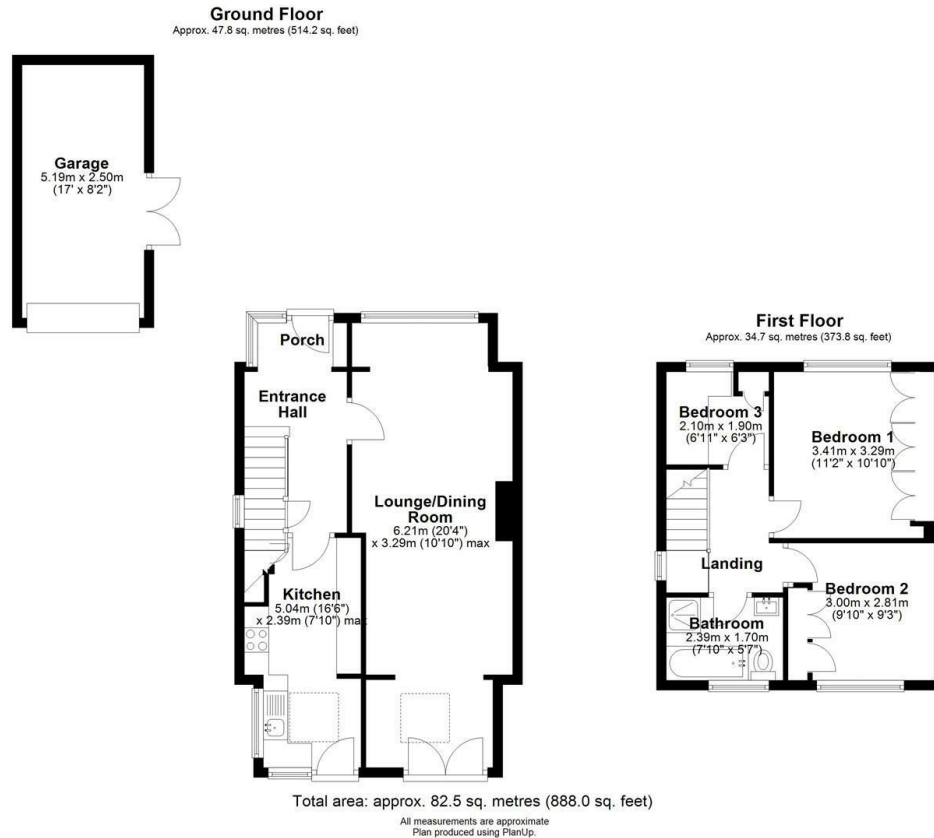
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	