



Grenfolds Road, Grenoside, S35

Offers Over £260,000

- LOVELY THREE BEDROOM FAMILY HOME
- PLANNING IN PLACE FOR RAISED DECK SEATING AREA
- FULLY BOARDED LOFT WITH LIGHTING
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- OPEN LOUNGE DINER WITH NEW MULTI FUEL BURNING STOVE
- FREEHOLD
- LARGE REAR GARDEN
- BRAND NEW COMBI BOILER
- COUNCIL TAX BAND C - £2016.58 pa

Grenfolds Road, Grenoside, S35

****LARGE REAR GARDEN**** Welcome to Grenfolds Road, Grenoside, where a charming semi detached house is waiting to become your new home. This delightful property boasts one through reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make lasting memories. Situated in a peaceful neighbourhood, this house offers a larger than average garden and comes with the bonus of planning permission granted to create a raised decked platform, flowing from patio doors to the dining area. A perfect space to sit and enjoy this beautiful garden. The property, built in the late 1960s, exudes a classic charm while providing a modern living experience. Whether you're looking to settle down in a tranquil area or seeking a place to call your own, this house on Grenfolds Road presents a wonderful opportunity to embrace a relaxed lifestyle. Don't miss out on the chance to make this house your own and enjoy the comforts it has to offer.



Council Tax Band: C



ENTRANCE HALLWAY

An extension to the front of the property to create a porch area, which is open plan to the hallway and a downstairs wc. With a part obscure glazed composite entrance door providing access, the area has; Two uPVC double glazed windows to the side elevation; Carpet flooring; Recessed ceiling spotlights; Two central heating radiators; Solid door to the WC; Built in cloakroom storage; Stairs rising to the first floor; Louvre door to under stairs storage; Solid door to the kitchen;

KITCHEN

Comprising of; A range of light grey wall, base and drawer units; Grey wood effect worktops and returns; White brickwork style tiled splashbacks; Sink with drainer and mixer tap; Set beneath an uPVC double glazed window to the side elevation, with plinth spot lighting above; Integrated oven and four ring induction hob with extractor hood; Space for a washing machine and upright fridge freezer; Half obscure glazed uPVC rear entrance door; Vertical central heating radiator; Wood effect laminate flooring; Ceiling light point; Fully glazed internal door to the lounge dining room;

DINING AREA

Having; Carpet flooring; uPVC double glazed window to the rear garden views; Central heating radiator; Ceiling light point; Open arch to the lounge space;

LOUNGE

The feature of this relaxing room is its newly fitted multi fuel log burning stove, ideal for those Winter evenings; uPVC double glazed window to the front elevation; Ceiling light point; Carpet flooring; Central heating radiator;

DOWNSTAIRS WC

With; Corner wash basin, with tiled splash backs; WC; Grey wood effect flooring; Recessed ceiling spotlights; Extractor fan; Vertical radiator; Obscure double glazed uPVC window to the side elevation;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

Having; One wall of built in wardrobe storage; uPVC double glazed window to the front elevation; Carpet flooring; Central heating radiator; Ceiling light point;

BEDROOM TWO

A second double bedroom with; uPVC double glazed window to the rear garden aspect; Carpet flooring; Central heating radiator; Ceiling light point;

BEDROOM THREE

With; uPVC double glazed window to the rear elevation; Carpet flooring; Central heating radiator; Ceiling light point;

FAMILY SHOWER ROOM

Comprising of; Corner shower enclosure, with wall mounted shower; White gloss vanity storage unit with wash basin and WC; Black roll top worktops; Fully tiled walls; Recessed ceiling spotlights; Wood effect laminate flooring; Obscure double glazed window to the front elevation; Storage cupboard housing the new wall mounted boiler;

STAIRS AND LANDING

Having; A spindled handrail and balustrade; uPVC double glazed window to the side elevation; Hardwood doors to the three bedrooms and shower room ; Ceiling light point; Loft hatch access to the fully boarded loft, with lighting;

FRONT GARDEN

With; A long block paved drive to the side of the property, providing ample off road parking; A pebble bed lays to the front garden with a mature shrub planting; Hedge and fence borders; Door to under house storage areas; Gate and fence leading to the rear garden;

REAR GARDEN

An amazing sized rear garden plot offering the buyers a great space to extend if

required, or put into place the plans provided for a raised decked seating area from the rear of the house. The garden currently consists of; Steps down from the rear entrance door; Paved seating area; Predominantly laid to lawn, with planted borders to each side; Pebble bed seating area to the bottom of the garden, shaded by a beautiful mature tree; Garden shed; Fence and hedge borders;

DISCLAIMER

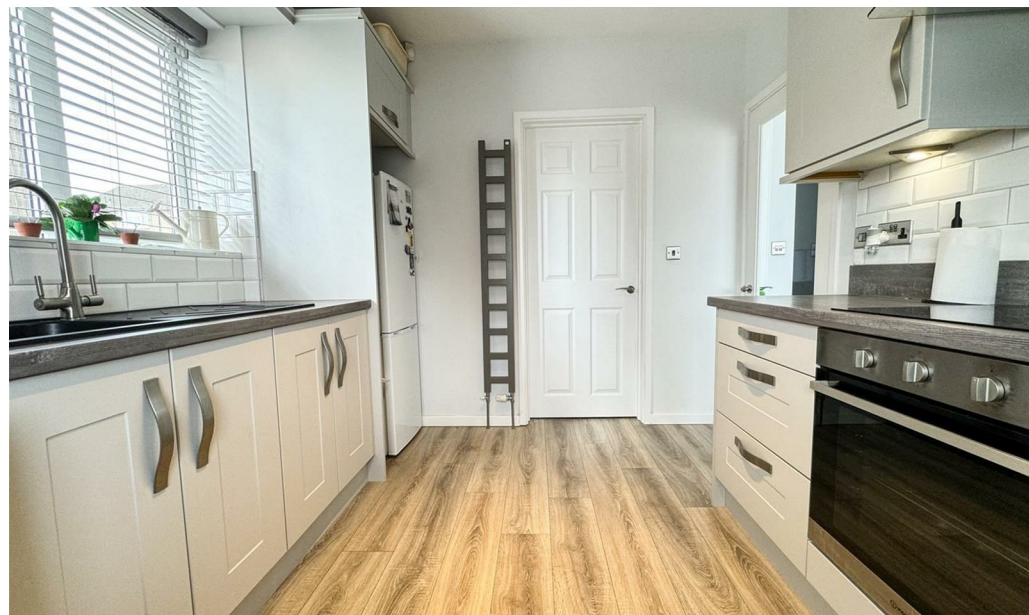
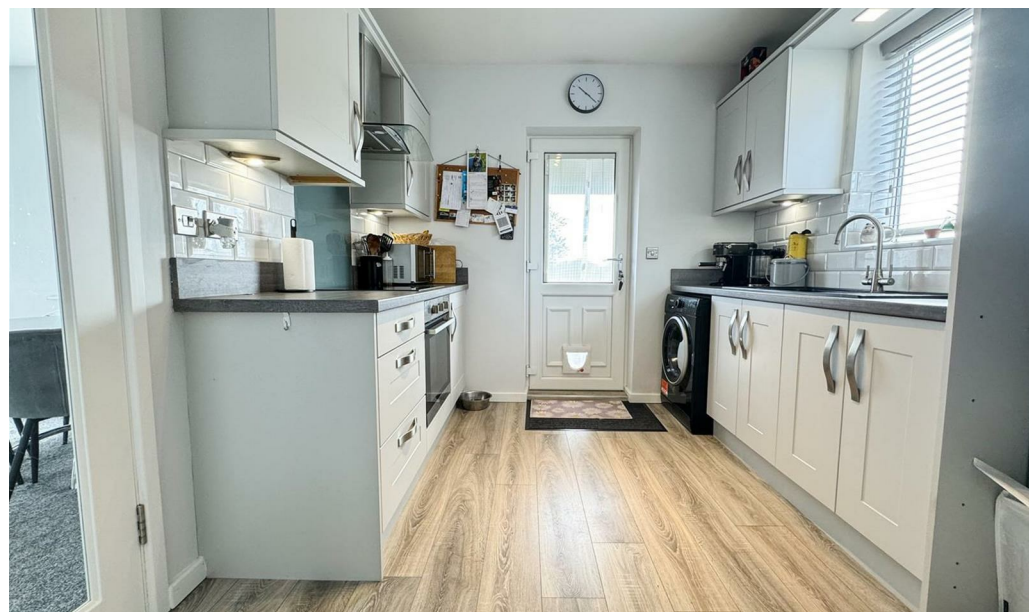
1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

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.

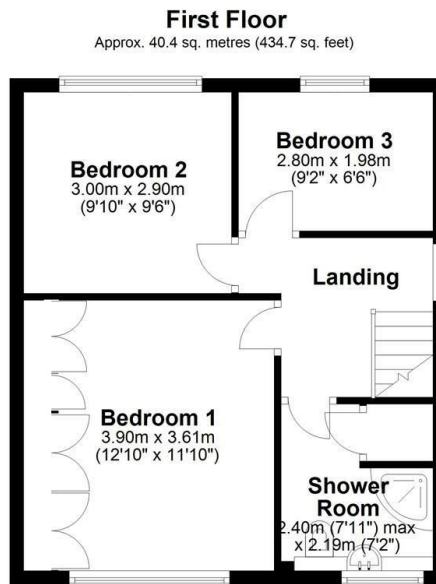
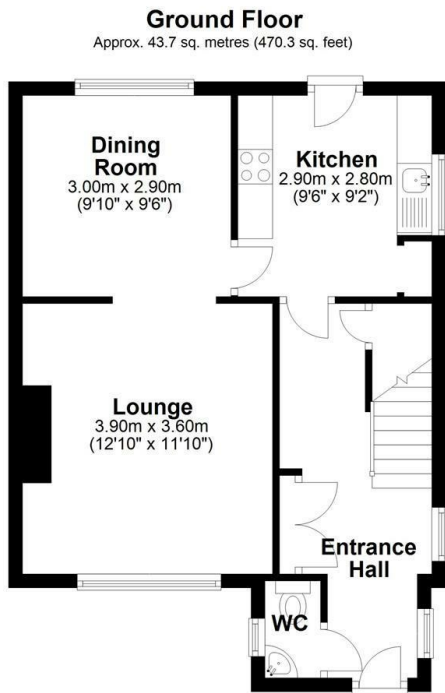
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5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.

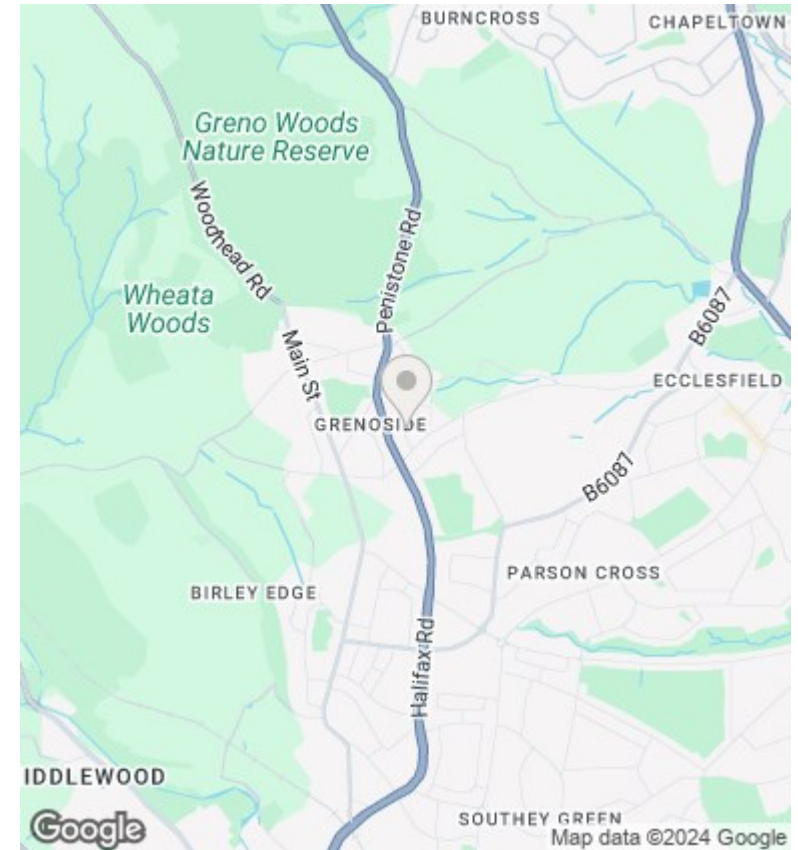






Total area: approx. 84.1 sq. metres (905.0 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	68	
(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