



## Main Street, Grenoside, S35

Asking Price £170,000

- NO CHAIN
- FREEHOLD
- COUNTRYSIDE WALKS ON HAND
- MUCH LOVED THREE BEDROOM MID TERRACE FAMILY HOME
- GOOD SIZE REAR GARDEN
- COUNCIL TAX BAND A £1,593
- SOUND PROPERTY OFFERING HUGE POTENTIAL
- LOVELY REAR ASPECT VIEWS



# Main Street, Grenoside, S35

Offered with no onward chain, this three-bedroom mid-terrace family home is located in the sought-after village of Grenoside, enjoying close proximity to stunning countryside walks and the charm of village life. Although in need of modernisation, the property has been a much loved family home. The accommodation briefly comprises: entrance hallway, spacious lounge, kitchen/dining room, inner hallway, and a ground floor family shower room. Upstairs are three bedrooms, including an en-suite. Externally, the home benefits from a front garden and an enclosed rear garden boasting picturesque countryside views and a pleasant outlook over the local bowling green. Ideal for buyers looking to personalise and add value in a highly desirable location.



Council Tax Band: A



### **ENTRANCE HALLWAY**

Accessed via a uPVC entrance door into this light and airy entrance hallway, which has; A large uPVC obscure double glazed window to the front elevation; Stairs rising to the first floor; Ceiling light point; Carpet flooring; Solid door into the lounge;

### **LOUNGE**

This lovely space has; uPVC double glazed window to the front elevation; Feature electric fireplace; Solid door to the under stair storage cupboard; Ceiling light point; Central heating radiator; Solid door into the kitchen dining room;

### **KITCHEN DINING ROOM**

Comprising of; A good range of wood effect wall, base and drawer units with black roll top work surfaces; Single sink and drainer with mixer tap; Two uPVC double glazed windows to the rear elevation; Part tiled walls; Freestanding oven and hob with extractor hood above; Ceiling light points; Central heating radiator; Space and plumbing for a washing machine and an upright fridge freezer; Solid door to pantry storage cupboard; Space for a dining table and chairs; Vinyl flooring; Solid door into the inner hallway;

### **INNER HALLWAY**

Having; Ceiling light point; Central heating radiator; Vinyl flooring; Solid door into the downstairs shower room;

### **DOWNSTAIRS FAMILY SHOWER ROOM**

With; WC; Wash basin; Corner shower enclosure with wall mounted electric shower and screen doors; Specialised wet room flooring; Fully tiled walls; uPVC obscure double glazed window to the rear elevation; Ceiling light point; Central heating radiator; Extractor fan;

### **STAIRS TO THE FIRST FLOOR**

### **BEDROOM ONE**

This great size primary bedroom one has; uPVC double glazed window to the front elevation; Storage recess; Built in storage cupboards; Ceiling light point; Central heating radiator;

### **BEDROOM TWO**

A further double bedroom with; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator; Bi folding door into the en suite;

### **ENSUITE**

With; WC; Wash basin; Ceiling light point; Vinyl flooring; Extractor fan;

### **BEDROOM THREE**

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

### **FIRST FLOOR LANDING AND STAIRS**

With; Carpet flooring; Solid doors to the three bedrooms; Loft hatch access;

### **FRONT GARDEN**

A few steps lead down to the front of the property with; A paved pathway to the front entrance door; Predominantly laid to lawn; Stone border;

### **REAR GARDEN**

This great size rear garden has; A paved entertaining area leading out from the rear door; A few steps down to a lawn area; Benefitting from lovely views; A paved pathway leads down to the rear of the garden;

### **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.

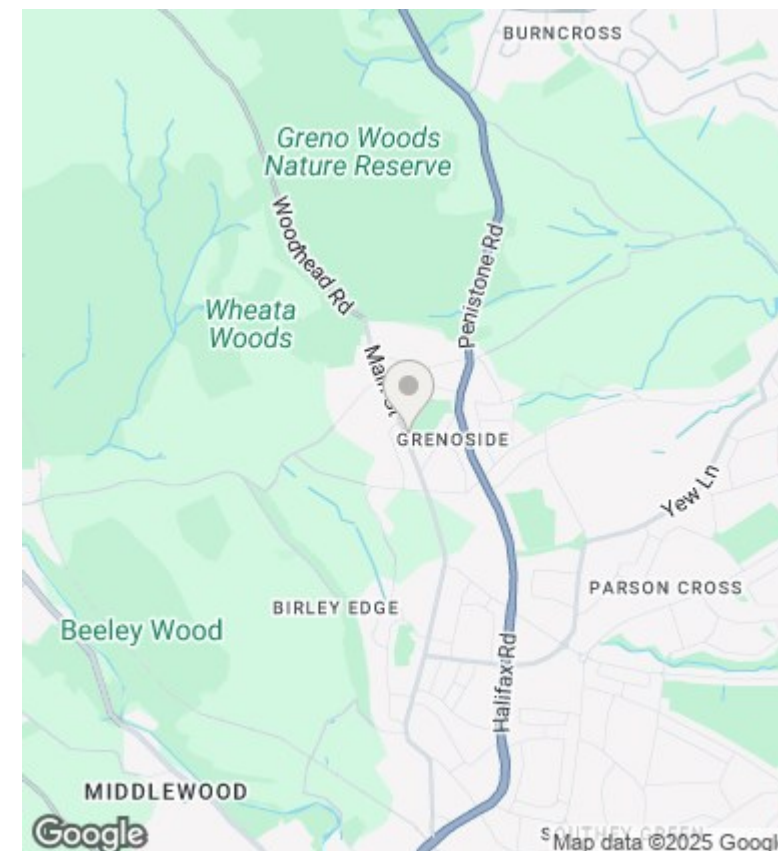
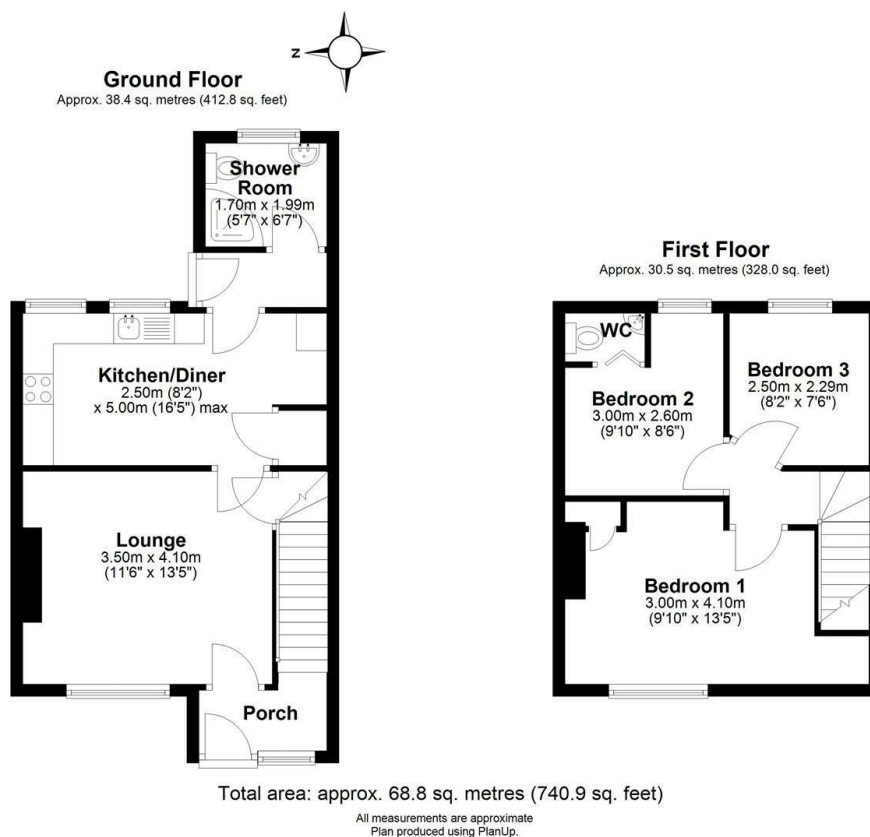
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.











## Directions

## Viewings

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

## Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		