

### Viewings

Viewings by arrangement only.  
Call 0114 4830038 to make an appointment.

### Vendors Comments

Gleadless Drive has been the perfect first home for our little family. What we've loved most is the garden - it's surprisingly spacious and catches the sun in different spots throughout the day. Whether it's morning coffee on the lawn or evening drinks on the raised decking, it always feels peaceful and private. We'll really miss the quiet, friendly street. The neighbours are lovely, and there's a great pub just a short walk away - ideal for a relaxed evening out. Plus, with parks nearby and plenty of green spaces, it's been a brilliant area for walking the dogs and enjoying the outdoors.

This home has given us so many happy memories, and we hope it brings just as much joy to its next owners. Gleadless Drive has been the perfect first home for our little family. What we've loved most is the garden - it's surprisingly spacious and catches the sun in different spots throughout the day. Whether it's morning coffee on the lawn or evening drinks on the raised decking, it always feels peaceful and private.

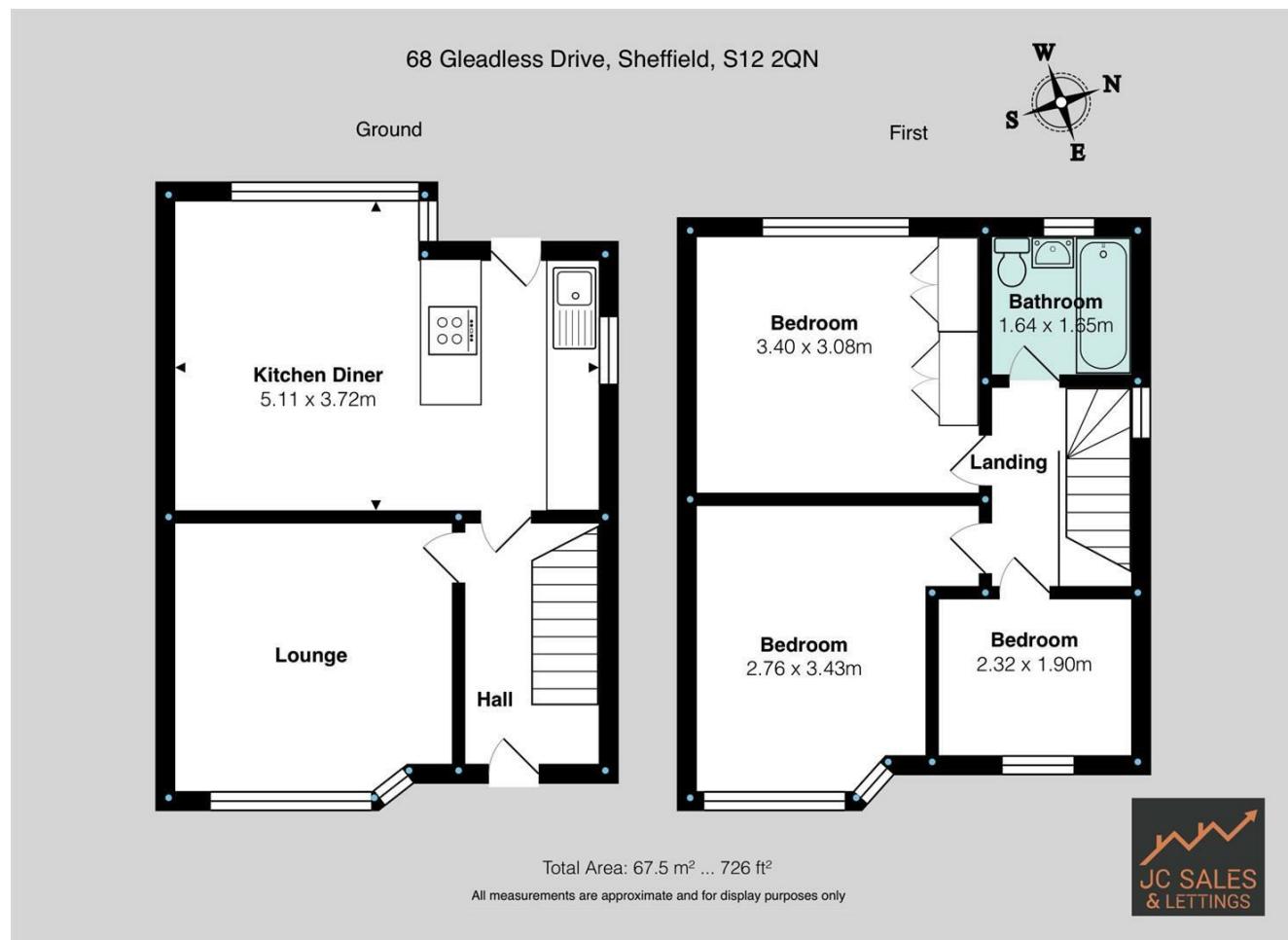
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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## 68 Gleadless Drive, Sheffield, S12 2QN

Guide price £230,000

- New Price! Stunning open plan kitchen diner
- Popular area for families and first time buyers
- Good size garden
- Modern and contemporary decor throughout
- Family bathroom with shower over bath
- Three bedrooms
- Detached garage.
- Decked patio area.
- Welcoming entrance hall
- Viewing essential

# 68 Gleadless Drive, Sheffield S12 2QN

GUIDE PRICE £230,000 - £240,000

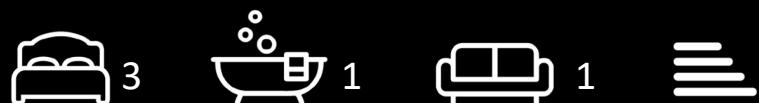
Situated in the quiet residential area of Gleadless, this traditional BAY-FRONTED FAMILY HOME is ideal for a first-time buyer or a growing family. Lovingly maintained by its current owners, the property enjoys a well-positioned plot with plenty to offer.

At the heart of the home is a modern, OPEN-PLAN DINING KITCHEN with a central island, located at the rear of the property and opening out onto a GENEROUS GARDEN. A raised decked area is the ideal spot to entertain.

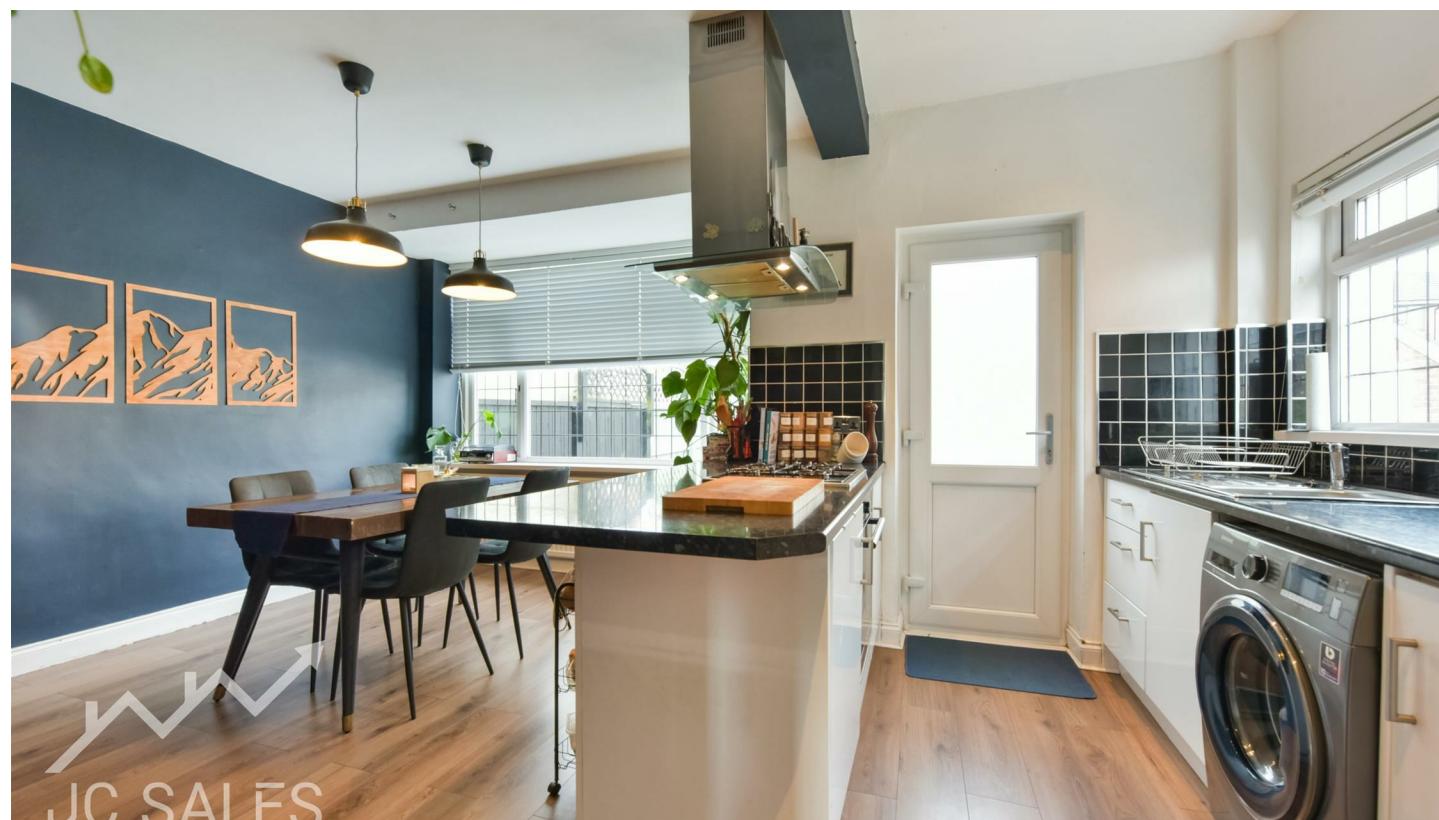
To the back, a detached garage provides an exciting opportunity for conversion into a home office, workshop, or studio—perfect for flexible modern living. The property also benefits from ample off-street parking.

The accommodation comprises an entrance hallway, lounge, and dining kitchen. To the first floor, there are three bedrooms and a family bathroom.

EPC Grade: TBC



Council Tax Band: A



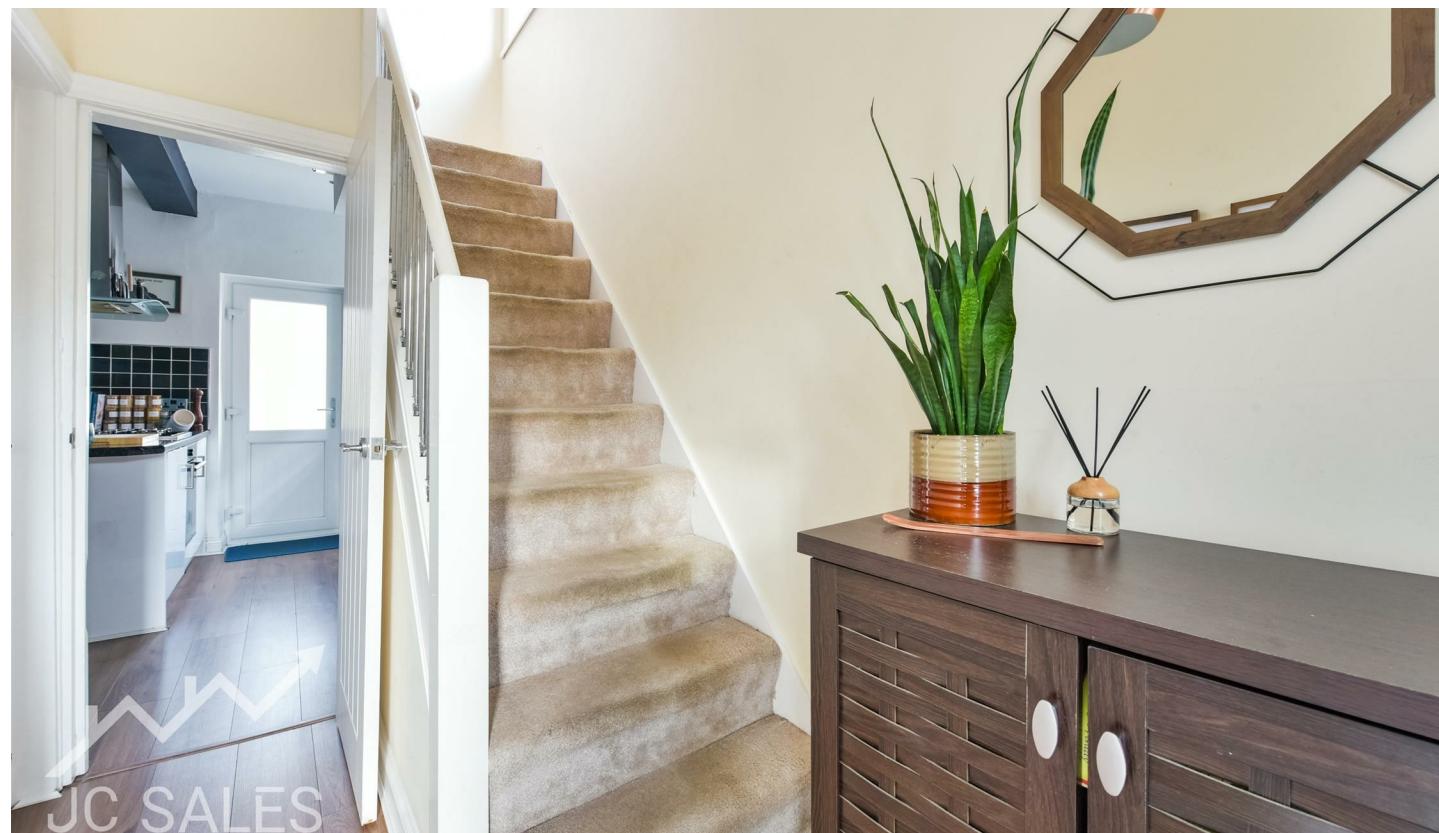
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