



Main Street Grenoside Sheffield S35 8PN  
Price Guide £300,000

# Main Street

Sheffield S35 8PN

Price Guide £300,000

GUIDE PRICE £300,000-£310,000 \*\* WEST FACING REAR GARDEN \*\* Situated in the heart of Grenoside is this three bedroom semi detached property which enjoys gardens to the front and rear and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating. The property is only walking distance from an array of amenities including village shops, pubs and local woodland, surrounded by reputable schools, serviced by good public bus routes, a short drive to the M1 and with direct roads leading to Sheffield, Barnsley, Rotherham and Manchester.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front door into the entrance hall with a downstairs WC. Access into the open plan lounge and dining room and the kitchen. The lounge to the front has a lovely bay window allowing lots of natural light. Attractive flooring flows into the dining room which has French doors opening onto the rear garden, providing a perfect extension for indoor outdoor dining, while the focal point is the feature fireplace. The kitchen has a range of wall, base and drawer units with contrasting worktops which incorporate the sink and drainer. There is an integrated oven with a four ring hob and extractor above. Side entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The principal bedroom is a good sized double and has a bay window and space for furniture. Double bedroom two is to the rear aspect and has fitted wardrobes. Bedroom three is to the front aspect and currently used a dressing room. The wet room has a bath, WC and wash basin.

- THREE BEDROOM DETACHED PROPERTY
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- OPEN PLAN LOUNGE & DINING ROOM
- FITTED KITCHEN
- DOWNSTAIRS WC
- WET ROOM WITH BATH, WC AND WASH BASIN
- DRIVEWAY & GARAGE
- WEST FACING REAR GARDEN
- POPULAR RESIDENTIAL AREA
- EASY ACCESS TO M1 MOTORWAY & SHEFFIELD CITY CENTRE





**OUTSIDE**

Double gates open to a driveway with a lawned garden to the side. The driveway continues through gates and this leads to the detached garage. To the rear is a west facing garden which has a two lawned gardens and a decked terrace.

**LOCATION**

Grenoside is a sought after village located to the North of Sheffield, offering a semi rural location, whilst being within easy reach of the city centre. Within the local area there are shops and public houses, along with woodland and farmland. Transport links are also available via the A61 leading through the suburbs and M1 access at junction 35 and 36. The property is in the catchment area for popular local schools.

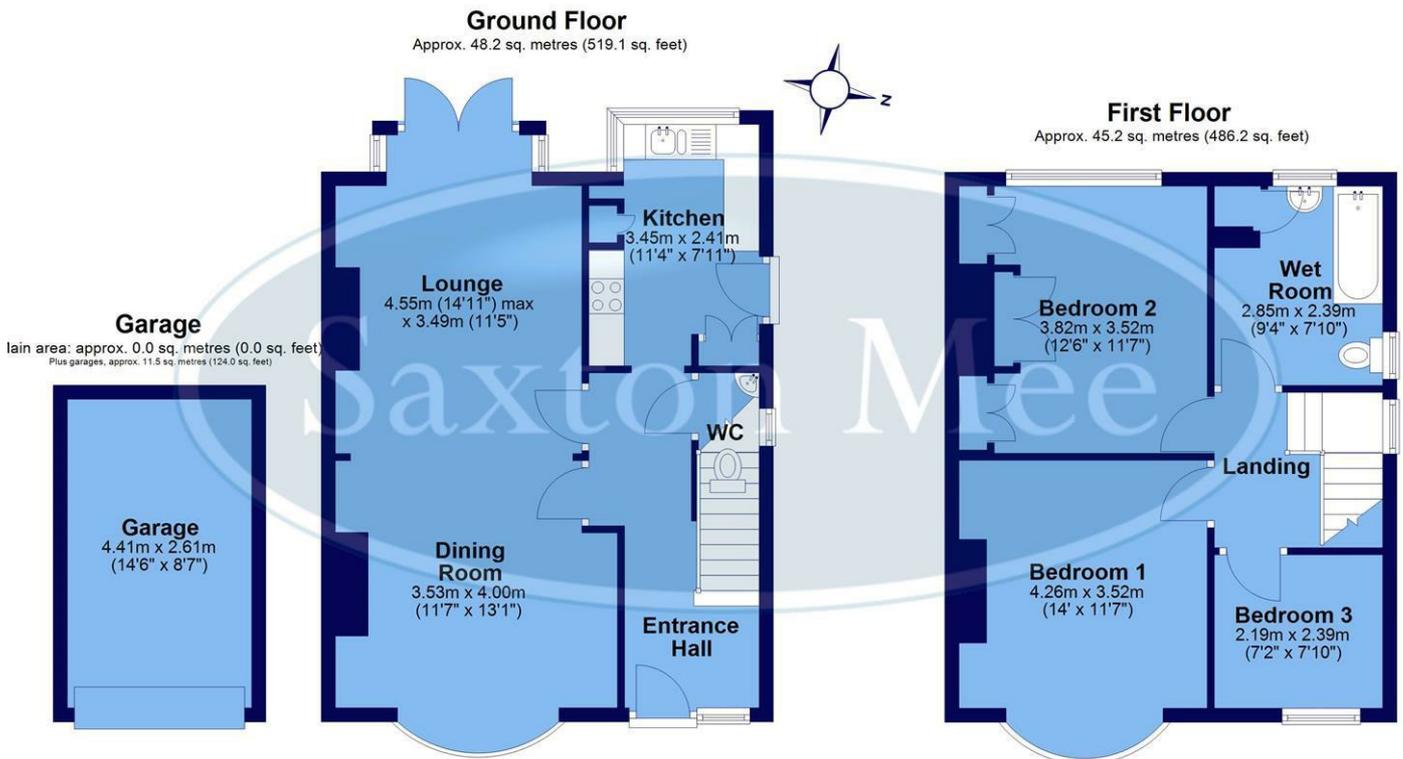
**MATERIAL INFORMATION**

The property is Leasehold with a term of 200 years running from the 29th September 1934. The property is currently Council Tax Band C.

**VALUER**

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



**Main area: Approx. 93.4 sq. metres (1005.4 sq. feet)**  
Plus garages, approx. 11.5 sq. metres (124.0 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs <b>(92 plus) A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions <b>(92 plus) A</b>	
<b>(81-91) B</b>		<b>(81-91) B</b>	
<b>(69-80) C</b>		<b>(69-80) C</b>	
<b>(55-68) D</b>		<b>(55-68) D</b>	
<b>(39-54) E</b>		<b>(39-54) E</b>	
<b>(21-38) F</b>		<b>(21-38) F</b>	
<b>(1-20) G</b>		<b>(1-20) G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>71</b>	<b>78</b>		
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>	<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>