

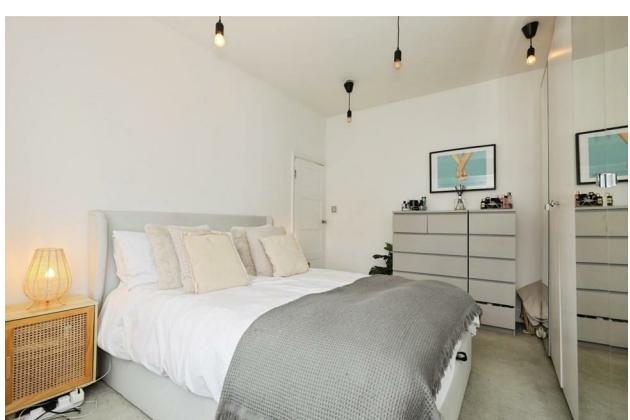
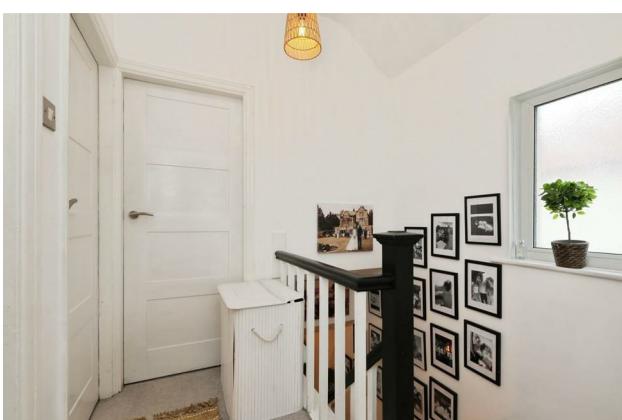
**203 Greenhill Avenue, Greenhill, Sheffield, S8 7TJ**

**Asking Price £350,000**

**Property Images**



## Property Images



## Property Images



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## Property Images





Total floor area: 123.2 sq.m. (1,326 sq.ft.)

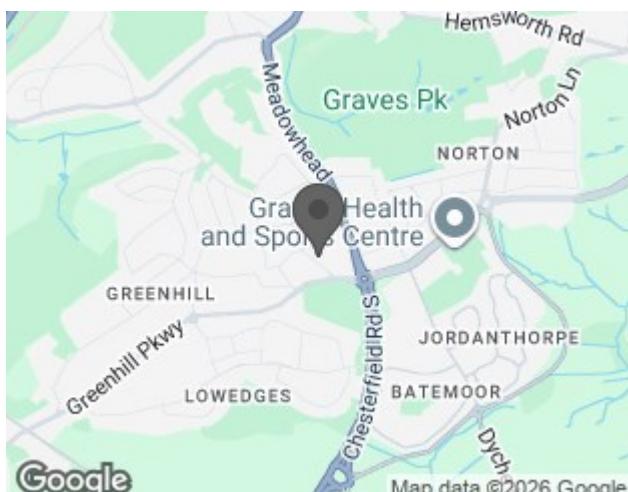
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or missstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

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	

Current rating: 68 → 82

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Located in the desirable area of Greenhill Avenue, this extended three/four-bedroom semi-detached house offers a perfect blend of modern living and traditional charm. The property boasts a through flowing and spacious reception room, providing ample space for both relaxation and entertaining. Each room is tastefully decorated, creating a warm and inviting atmosphere throughout. The extended breakfasting kitchen has a range of matching wall and base units along with a breakfast bar to enjoy breakfast or quick meals. Off the kitchen is a conservatory, which in turn provides access to the garden.

To the first floor are three well-proportioned bedrooms which offer comfortable living spaces, with the potential to utilise the occasional fourth bedroom as a study or guest room which is accessed through bedroom no.2. The luxury bathroom is a standout feature, designed with contemporary fittings that enhance the overall elegance of the home.

Outside, the property is equally impressive. The enclosed and level rear garden is a delightful retreat, featuring a seating area ideal for al fresco dining, while the remainder of the garden is laid to lawn, perfect for children to play or for gardening enthusiasts to cultivate their green fingers.

Parking is a significant advantage here, with off-road space for three vehicles, complemented by a detached garage, ensuring convenience for families or those with multiple cars.

This semi-detached house on Greenhill Avenue is not just a home; it is a lifestyle choice, offering comfort, style, and practicality in a sought-after location. Whether you are a growing family or looking for a spacious home to entertain, this property is sure to meet your needs.

## Features

- THREE/FOUR BEDROOMS
- EXTENDED BREAKFASTING KITCHEN
- THOUGH LIVING AREA
- LUXURY BATHROOM
- LEVEL AND ENCLOSED GARDEN
- TASTEFULLY DECORATED THROUGHOUT
- DETACHED GARAGE
- ENERGY PERFORMANCE RATING D