



Main Street Grenoside Sheffield S35 8PN  
Offers Around £345,000

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**\*\* FREEHOLD \*\* SOUTH-WEST FACING REAR GARDEN \*\* NO CHAIN \*\*** Situated in the sought after village of Ecclesfield is this three bedroom, stone built detached property which enjoys a lovely, south-west facing rear garden and has new external windows and doors and benefits from Wi-fi controlled electric heating and a gated driveway providing off-road parking two cars.

Neutrally decorated throughout, the well presented living accommodation briefly comprises: enter through a front composite door into the entrance hall with access into the lounge, dining room/bedroom three and the kitchen/breakfast room. The lounge has a front window and double doors opening to the rear garden, while the focal point is the cast-iron fireplace. The lounge flows into the kitchen/breakfast room which has a range of fitted units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a double oven, four ring hob with extractor above, fridge freezer along with housing and plumbing for a washing machine. Side composite entrance door. The dining room/bedroom three has jack n jill access to a downstairs WC.

From the entrance hall, a staircase rises to the first floor landing with a circular front window and rear window allowing lots of natural light. Access into the loft space, the two bedrooms and the bathroom. Bedroom one has front and rear windows. Bedroom two is to the front aspect. The bathroom has a three piece suite including bath with electric shower, shower attachment and glass shower screen, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE BEDROOM DETACHED PROPERTY WITH NEW EXTERNAL WINDOWS & DOORS
- LOUNGE WITH ACCESS ONTO THE REAR GARDEN
- FABULOUS KITCHEN/BREAKFAST ROOM
- SOUTH-WEST FACING REAR GARDEN
- DOWNSTAIRS WC
- GATED DRIVEWAY
- SOUGHT AFTER LOCAION
- CLOSE TO AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & M1 MOTORWAY





#### **OUTSIDE**

Gates open to a good sized driveway. Access down both sides of the property to the enclosed rear garden which has a seating area, steps to an artificial lawn, stone outbuilding/workshop/storage. Outside WC.

#### **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.

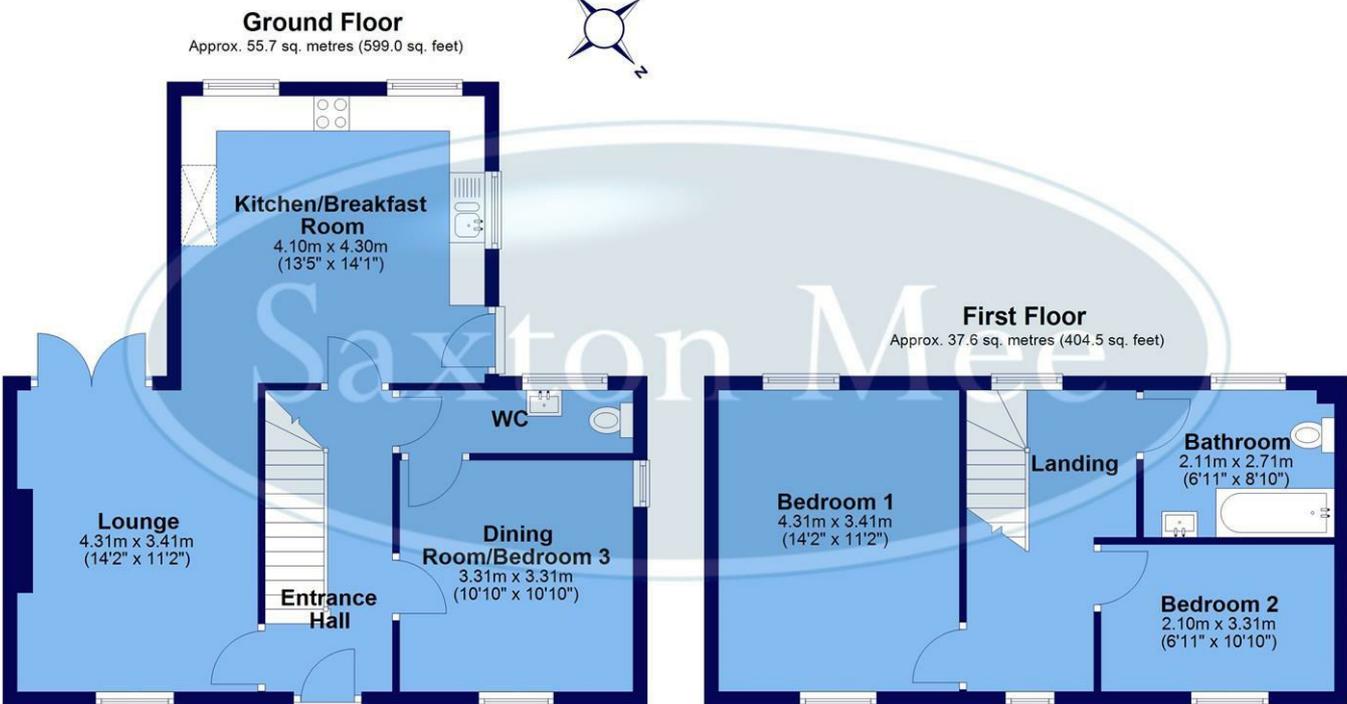
#### **MATERIAL INFORMATION**

The property is Freehold. Council Tax Band to be confirmed.

#### **VALUER**

Greg Ashmore MNAEA

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.



Total area: approx. 93.2 sq. metres (1003.6 sq. feet)

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

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<b>Hillsborough</b>	82 Middlewood Road, Sheffield S6 4HA	T: 0114 231 6055
<b>Stocksbridge</b>	462 Manchester Road, Sheffield S36 2DU	T: 0114 287 0112

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