



Greengate Lane

High Green, Sheffield, S35 3GR

Guide Price £220,000- £230,000



- 3 BED SEMI DETACHED
- SPACIOUS DIMENSIONS THROUGHOUT
- OPEN PLAN LAYOUT
- GARAGE AND PARKING
- CLOSE TO AN ARRAY OF AMENITIES

- MODERN FIXTURES AND FITTINGS
- BEAUTIFUL KITCHEN
- LOW MAINTENANCE GARDEN
- GOOD COMMUTER LOCATION
- COUNCIL TAX

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GUIDE PRICE £220,000 - £230,000 Nestled in the charming area of High Green, Sheffield, this delightful semi-detached house on Greengate Lane presents an excellent opportunity for those seeking a comfortable and modern living space. Boasting three well-proportioned bedrooms, this property is ideal for families or first-time buyers looking for a great starter home.

Upon entering, you will be greeted by a spacious reception room that flows seamlessly into a newly designed kitchen. The open-plan layout creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying family meals. The kitchen is equipped with modern fixtures and fittings, ensuring both style and functionality.

The property features a well-appointed bathroom, catering to all your daily needs. Outside, there is convenient parking available for two vehicles, making it easy for you and your guests to come and go with ease.

Briefly comprising, Entrance hallway, kitchen, dining, living room, master bedroom, bedroom 2, bedroom 3 and family bathroom.

Situated in a fantastic location, this home is just a stone's throw away from local shops and excellent transport links, providing easy access to the wider Sheffield area. Whether you are commuting for work or exploring the vibrant local community, you will find everything you need within reach.

This semi-detached house is ready for you to move in and enjoy, offering a perfect blend of modern living and convenience. Do not miss the chance to make this lovely property your new home.

ENTRANCE HALLWAY

Through a composite door leads into a handy entrance hall, comprising laminate flooring, perfect for muddy paws or wellies also comprising understairs storage, BT point and door leading through into the kitchen.

KITCHEN

11'10 x 11'10 (3.61m x 3.61m)

A stunning kitchen hosting an array of light grey wall and base units providing plenty of storage space, white marble effect laminate work surfaces, brick tiled splashbacks, white composite sink with gold effect mixer tap, inset 4 ring gas hob with tilted black extractor above, integrated electric oven/grill and microwave, integrated undercounter fridge/freezer, integrated dishwasher and washing machine, breakfast island comprising seating for two, laminate oak ash flooring, wall mounted radiator, open plan layout flows seamlessly through to the dining area and living room creating a great social space.

DINING

10'6 x 8'2 (3.20m x 2.49m)

A stylish and generously sized dining space which flows seamlessly through to the kitchen and living room, comprising laminate flooring and rear facing uPVC patio doors.

LIVING ROOM

13'1 x 9'10 (3.99m x 3.00m)

A light and airy open plan living room, drenched in natural light through a large front facing uPVC window, boasting a contemporary electric fire surround with log effect fire giving a great focal point to the room and cosy feel in the wintry months, light oak ash laminate flooring, living room flows seamlessly into the dining area where uPVC glazed French doors open out on to the paved patio creating a great social space and wall mounted radiator.

MASTER BEDROOM

12'10 x 9'6 (3.91m x 2.90m)

A large double bedroom comprising wall mounted radiator and front facing uPVC window.

BEDROOM 2

10'6 x 10'2 (3.20m x 3.10m)

A good sized second bedroom comprising uPVC window, laminate flooring and wall mounted radiator.

BEDROOM 3

8'10 x 6'3 (2.69m x 1.91m)

A good sized single bedroom comprising wall mounted radiator, storage cupboard with hanging rail and uPVC window to the front.

BATHROOM

6'3 x 5'11 (1.91m x 1.80m)

A sleek family bathroom, fully tiled in on trend beige, comprising bath with black drench shower over, pedestal sink and low flush WC, black spot lights, extractor fan and frosted uPVC window.

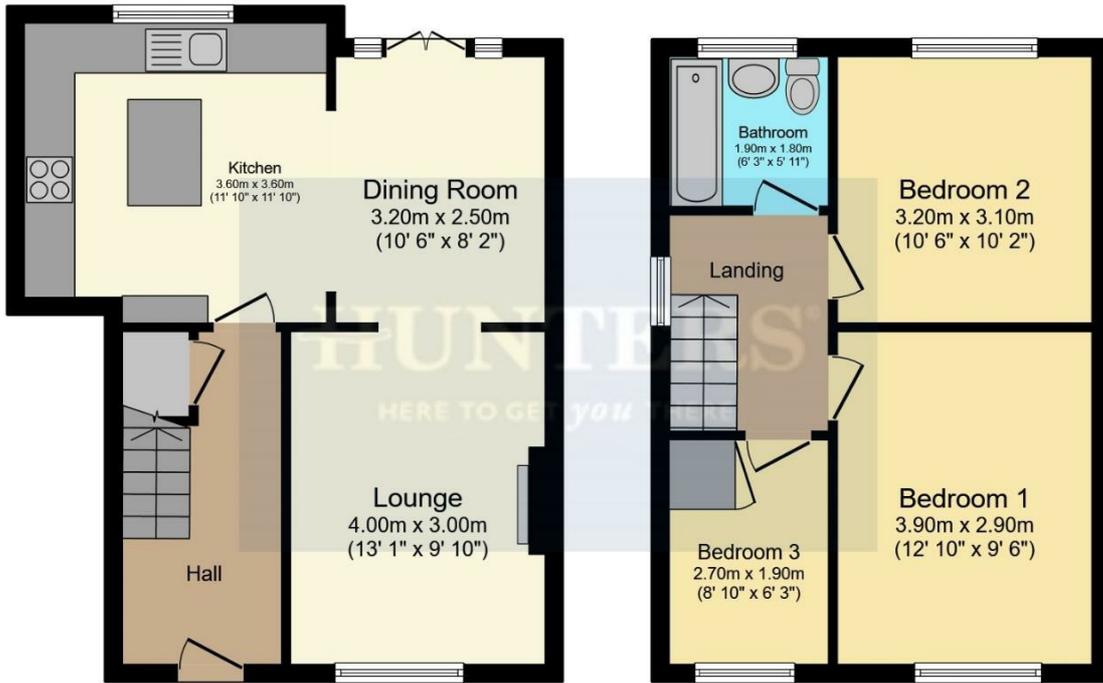
GARAGE

Offering secure parking or that extra storage we all crave, comprising up and over door, lighting, sockets and further uPVC door which leads onto the garden.

EXTERIOR

To the rear of the property is a fully enclosed, sun drenched garden, mainly laid to lawn with a block paved patio area, outdoor tap and security lighting. To the front of the property is a low maintenance tiered stoned area with steps leading to the front door.

Floorplan



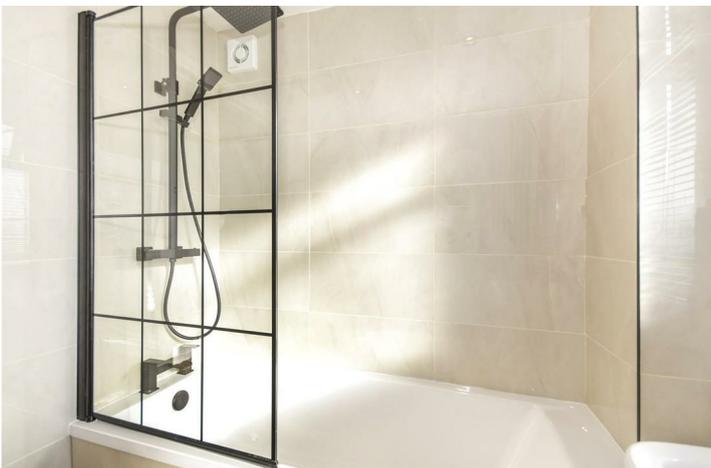
Ground Floor

First Floor

Total floor area 78.3 sq.m. (843 sq.ft.) approx

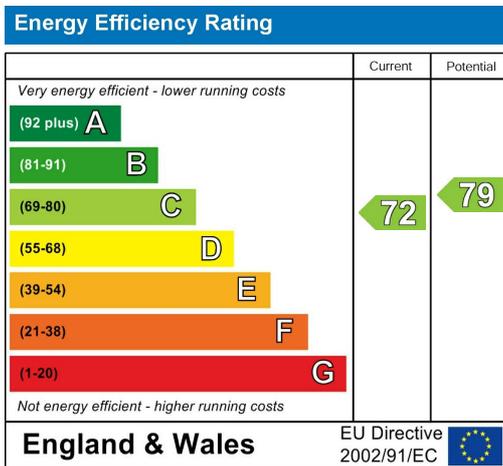
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







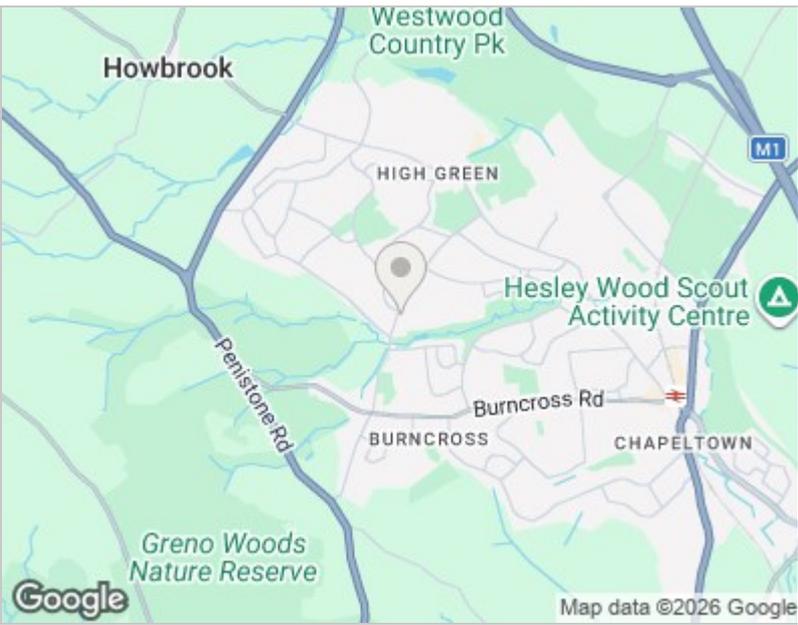
Energy Efficiency Graph



Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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