Saxton Mee







Main Street Grenoside Sheffield S35 8PR
Guide Price £450,000

St Luke's
Sheffield's Hospice

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GUIDE PRICE £450,000-£475,000 ** FREEHOLD ** Ideally positioned in Grenoside Village is this extended five-bedroom semi-detached family home. Offering generous and versatile accommodation across two floors, the property also benefits from a rear garden, double-width driveway, garage, uPVC double glazing and gas central heating. The property is conveniently placed for a range of local amenities, well-regarded schools and transport links, while also enjoying easy access to nearby woodland walks and open countryside.

Front-facing uPVC French doors open into an entrance porch, which also provides internal access to the garage. The garage benefits from plumbing for a washing machine, offering useful additional utility space. The entrance hall leads through a generous opening into the lounge, an attractive reception room featuring a bay window and a cast-iron multi-fuel stove set within a characterful fireplace. There are also two useful storage cupboards, including one beneath the stairs. The dining room has a gas fire forming the focal point of the room. Fitted cupboards and shelving sit to one side of the chimney breast, while a door provides direct access to the rear.

The extended kitchen/breakfast room, fitted with a range of units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include a dishwasher, fridge and freezer, with a Rangemaster cooker (included in the sale) and extractor above. Further features include a breakfast bar, pull-out pantry and rear-facing uPVC entrance door. Completing the ground-floor accommodation is a convenient WC, which also houses the gas central heating boiler.



- EXTENDED FIVE-BEDROOM SEMI-DETACHED FAMILY HOME
- SOUGHT-AFTER GRENOSIDE VILLAGE LOCATION
- LOUNGE WITH MULTI-FUEL STOVE
- SEPARATE DINING ROOM WITH REAR ACCESS
- EXTENDED KITCHEN/BREAKFAST ROOM
- FOUR DOUBLE BEDROOMS PLUS BEDROOM/HOME OFFICE
- SPACIOUS, FULLY TILED FAMILY BATHROOM
- USEFUL ATTIC ROOM WITH VELUX WINDOW
- DOUBLE-WIDTH DRIVEWAY AND INTEGRAL GARAGE
- REAR GARDEN AND COUNTRYSIDE CLOSE BY















FIRST FLOOR
The first floor offers five bedrooms together with a spacious family bathroom. The principal bedroom features a bay window with an attractive window seat and fitted wardrobes. Double bedroom two with fitted wardrobes, cupboards and shelving, while bedroom three is also a double room and enjoys pleasant views to the rear. Bedroom four is a further double bedroom positioned to the front of the property, while bedroom five is currently utilised as a home office. The spacious family bathroom is fully tiled and fitted with a white three-piece suite comprising a bath with overhead shower, wash basin and WC. Pull-down ladders provide access to a useful attic room, enhanced by a Velux window and benefiting from carpeting, power and lighting. This provides excellent additional storage or versatile ancillary space.

OUTSIDE
A low wall encloses a front planted garden. A double-width driveway leads to the integral garage. The good sized rear garden is fully enclosed and has a decked seating area, patio and a lawned garden with planted borders, further seating area and a garden shed.

LOCATION
Main Street is situated in the established and popular village of Grenoside, approximately 5 miles north of Sheffield city centre. The property occupies a convenient position on Main Street, within easy reach of a range of local amenities including shops, public houses, schools and everyday services. Grenoside combines a village setting with good accessibility to Sheffield and the surrounding area. Nearby road connections provide convenient access to the wider regional network, while public transport services connect the village with Sheffield and neighbouring communities.

MATERIAL INFORMATION
Tenure: Freehold
Council Tax Band: C
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.

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Total area: approx. 161.1 sq. metres (1733.6 sq. feet)

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

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