Saxton Mee







Woodside Lane Grenoside Sheffield S35 8RW
Guide Price £375,000

St Luke's
Sheffield's Hospice

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GUIDE PRICE £375,000-£400,000 ** FREEHOLD ** NO CHAIN ** Renovated throughout to a high standard is this fabulous three bedroom link-detached bungalow which is tucked away in the heart of Grenoside with direct access to Grenoside/Weaton Woods. The property has had a re-wire, new plumbing, new windows and doors, a new premium kitchen and bathroom, new flooring, redecorated, full new central heating system and landscaped gardens. The property benefits from a driveway providing off-road parking for three/four cars and gas central heating.

The stunning living accommodation briefly comprises: enter via a front composite door into a porch with a door opening into the entrance hall with access into the boarded loft space via pull-down ladders. From the hall, there is access to the lounge, the three bedrooms and the bathroom. The well proportioned lounge has a media wall with electric fire, space for a television, soundbar and shelving. There is a sliding door onto the garden. An opening leads into the kitchen/breakfast room which has a modern range of units with contrasting worktops and a freestanding table/breakfast bar. Integrated appliances include an electric oven, microwave, larder fridge and freezer, dishwasher and the housed gas boiler. A door then opens into a utility room with a matching worktop which incorporates a sink and drainer, housing and plumbing for a washing machine and tumble dryer. There are dual aspect windows and a rear uPVC door.

Bedrooms one and two are to the front aspect, bedroom three is to the rear.

The stylish bathroom has a four piece suite including a good sized bath, separate shower, WC and wash basin, complemented with an LED mirror.



- RENOVATED THROUGHOUT TO A HIGH STANDARD
- THREE GOOD SIZED BEDROOMS
- FABULOUS KITCHEN
- STYLISH FOUR PIECE SUITE BATHROOM
- LANDSCAPED GARDENS
- OFF-ROAD PARKING FOR 3/4 CARS
- WELL PROPORTIONED LOUNGE WITH MEDIA WALL
- UTILITY ROOM
- AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS















OUTSIDE
To the front is a gravelled driveway providing off-road parking for three/four cars. Access down the side of the property to the rear garden which has a lawn with planted borders and an artificial lawn.

LOCATION
Woodside Lane is situated nearby the local amenities of Grenoside, including public houses, schooling and a GP surgery. Also within a short distance is Penistone Road, which provides connecting links to Hillsborough, Wortley, Sheffield's city centre and to the Stocksbridge Bypass, allowing a comfortable commute to Manchester and access to the M1 motorway.

MATERIAL INFORMATION
The property is Freehold and currently Council Tax Band D.

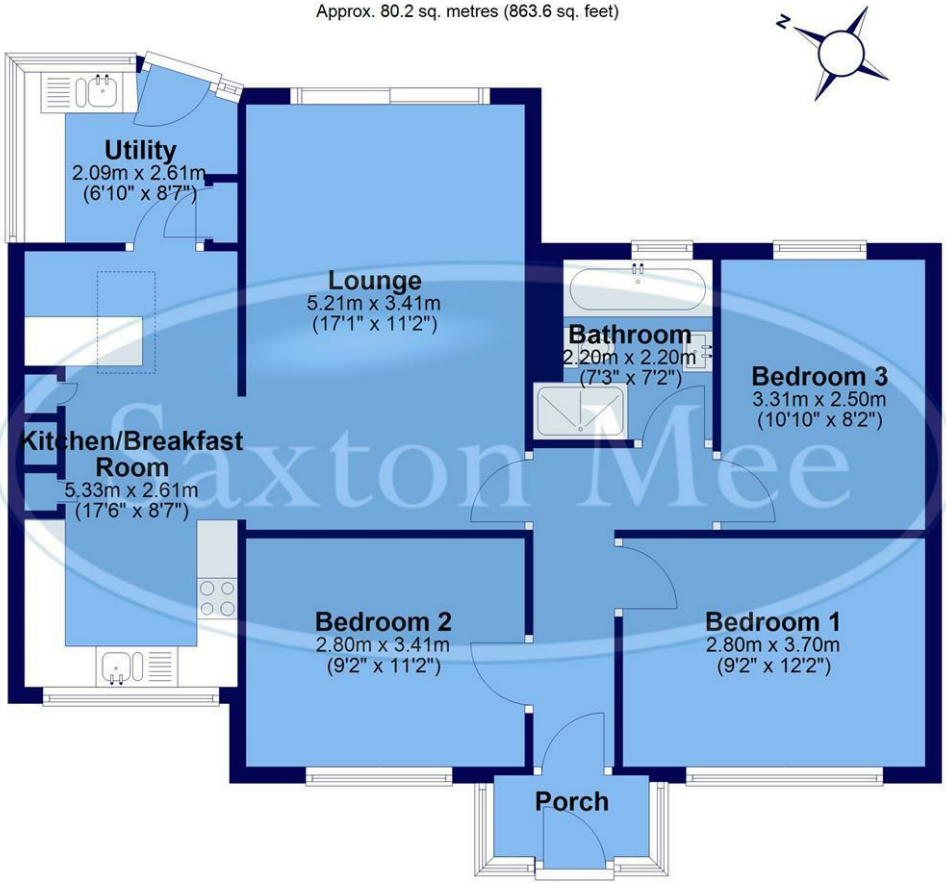
VALUER
Greg Ashmore MNAEA

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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Ground Floor

Approx. 80.2 sq. metres (863.6 sq. feet)

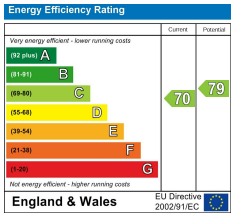


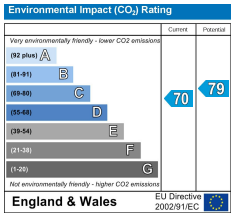
Total area: approx. 80.2 sq. metres (863.6 sq. feet)

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

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