



## Weavers Close

Grenoside, Sheffield, S35 8RH

Guide Price £230,000 - £240,000



- 3 BED EXTENDED SEMI DETACHED
- SPACIOUS DIMENSIONS THROUGHOUT
- READY TO PUT YOUR OWN STAMP ON
- LOW MAINTENANCE GARDEN
- GOOD COMMUTER LOCATION

- NO UPWARD CHAIN
- SCOPE TO RE-CONFIGURE
- DRIVEWAY AND GARAGE
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX C

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GUIDE PRICE £230,000 - £240,000. NO UPWARD CHAIN! Nestled in the charming village of Grenoside, Sheffield, this well-maintained, extended semi-detached house on Weavers Close presents an excellent opportunity for those seeking a comfortable family home. With three spacious reception rooms and three inviting bedrooms, this property offers generous dimensions and a sizeable layout that can be easily reconfigured to suit your personal style.

The house is presented with no upward chain, allowing for a smooth transition as you move straight in and begin to make it your own. The low-maintenance garden at the rear provides a perfect outdoor space for relaxation or entertaining, while the driveway offers much sought after off-road parking, complemented by a garage.

Grenoside is a delightful area, surrounded by reputable schools and a variety of local amenities, making it an ideal location for families. Furthermore, the property is conveniently situated just a short drive from the M1 motorway, with direct roads leading to Sheffield, Manchester, and Barnsley, ensuring that you are well-connected to the wider region.

Briefly comprising entrance hall, living room, dining room, garden room, kitchen, three good sized bedrooms, bathroom and garage.

This semi-detached house is not just a property; it is a place where you can create lasting memories. With its appealing features and prime location, it is a must-see for anyone looking to settle in a peaceful yet accessible part of Sheffield.

## ENTRANCE HALLWAY

A welcoming entrance hallway entered via a frosted composite door, comprising a radiator, BT point, built-in storage and further understairs storage. Doors lead to all ground floor rooms with stairs rising to the first floor.

## KITCHEN

19'8" x 7'6" (6 x 2.3)

A traditional style kitchen fitted with a range of cream wall and base units with contrasting stone effect laminate worktops and tiled worktop areas. Comprising an electric oven, electric hob with extractor above, space for a fridge freezer and undercounter space for both a washing machine and dryer. Finished with tiled flooring, ceiling spotlights and three uPVC windows flooding the room with natural light. A glazed uPVC barn door leads out to the garden.

## LIVING ROOM

15'8" x 10'5" (4.8 x 3.2)

A bright living room featuring a large uPVC bay window, feature gas fireplace and built-in drawers. Further comprising a TV aerial point, with an archway flowing seamlessly through to the dining room.

## DINING ROOM

10'9" x 8'10" (3.3 x 2.7)

A well proportioned dining room with one radiator, sliding glazed doors leading into the sun room and flowing seamlessly through to the living room — creating a wonderful connected living space throughout the ground floor.

## MASTER BEDROOM

14'1" x 10'9" (4.3 x 3.3)

A well-proportioned master bedroom featuring a wall of sliding mirrored wardrobes, uPVC bay window and one radiator.

## BEDROOM 2

11'5" x 10'9" (3.5 x 3.3)

A further double bedroom with one radiator and a rear-facing uPVC window.

## BEDROOM 3

7'5" x 5'6" (2.3 x 1.7)

A versatile single room with one radiator and one uPVC window — ideal as a nursery or home office.

## BATHROOM

7'6" x 7'2" (2.3 x 2.2)

bright and well-appointed bathroom benefiting from two frosted uPVC windows. Comprising a white vanity unit with inset ceramic sink and chrome mixer tap, low flush WC, corner shower cubicle with chrome shower, storage cupboard, tiled flooring and mosaic white wall tiles. Finished with ceiling spotlights, extractor fan and one radiator.

## GARDEN ROOM

10'9" x 8'6" (3.3 x 2.6)

A great addition to the property, comprising tiled flooring, one radiator, sliding glazed doors onto the garden and doors leading into both the kitchen and dining area. With excellent potential to open up into the kitchen to create a fantastic open plan living space.

## GARAGE

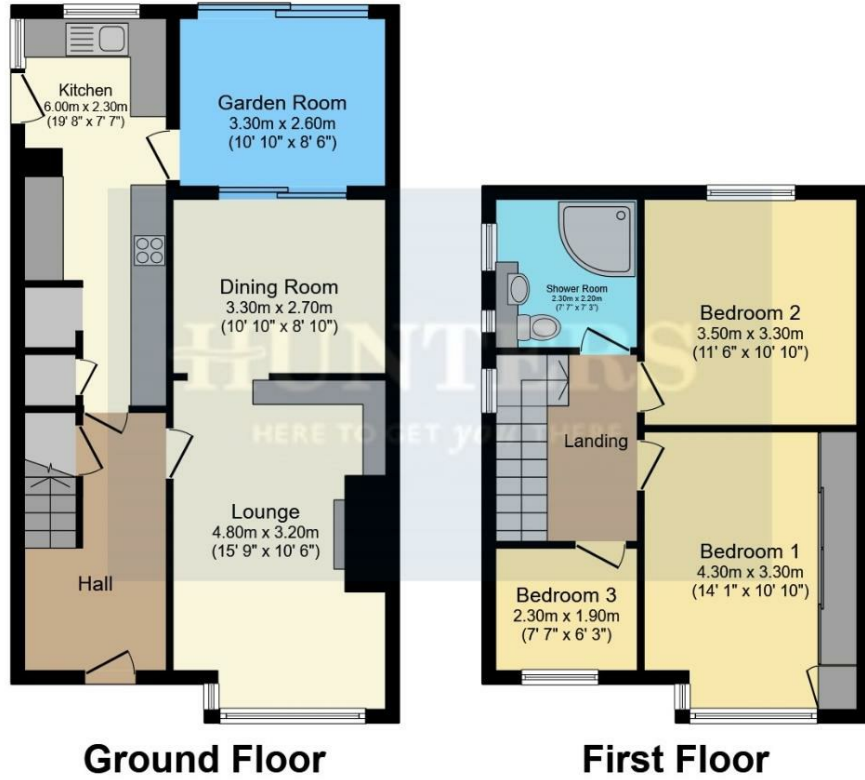
A useful garage with roller door, electrics, lighting, uPVC rear door and uPVC window — a great addition to any household.

## EXTERIOR

To the front, the property enjoys lovely kerb appeal with a driveway and garage, along with low maintenance established shrubs and plants.

To the rear is a fully enclosed paved area with mature hedges, outdoor electrics, lighting and an outside tap — a private and easy to maintain outdoor space.

# Floorplan



Total floor area 100.5 sq.m. (1,082 sq.ft.) approx

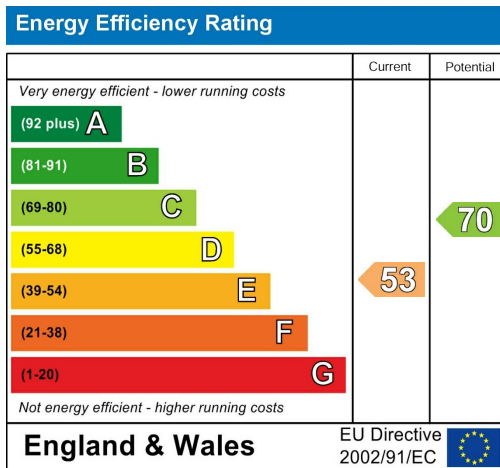
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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