







25 Greenfield Road

Greenhill • Sheffield • S8 7RR

Asking Price £450,000

Occupying a generous plot is a 3 double bedroom detached family home in a popular residential area of Greenhill, S8. Offering fabulous potential to develop or extend creating a superb property which benefits from a dual driveway and generous private, enclosed rear garden. Spacious accommodation in need of modernisation, providing space to extend or reconfigure if desired. On the ground floor there are 2 good sized, versatile reception rooms, both complemented by a feature fireplace and ornate coving. A generous family dining kitchen overlooks the rear garden, filled with natural light and a pleasant outlook. Fitted with a range of wooden units, incorporating integrated oven and gas hob, providing ample space for a breakfast table. The first floor comprises 3 generously proportioned double bedrooms and a stylishly tiled walk in wet room. Superb potential to reconfigure creating ensuite or additional bedroom subject to necessary consents. Externally 2 parallel driveways are separated by a front lawn providing privacy from the road and leading to a garage. Through secure gates is a generous rear garden designed with stone patio and raised lawn, softened by established planting. Greenfield Road is convenient for a good range of local amenities including reputable local schools, cafes, public houses and shops, access to the city centre, train stations, motorway, hospitals, universities and the Peak District.





- Detached Family Home in Greenhill, S8
- Generous Sized Plot
- 3 Double Bedrooms & Wet Room
- Spacious, Flexible Accommodation
- Popular Residential Area
- Offering Fabulous Potential to Extend / Develop
- Private, Enclosed Rear Garden
- Dual Driveway & Garage
- Freehold & No Chain
- Council Tax Band E, EPC TBC

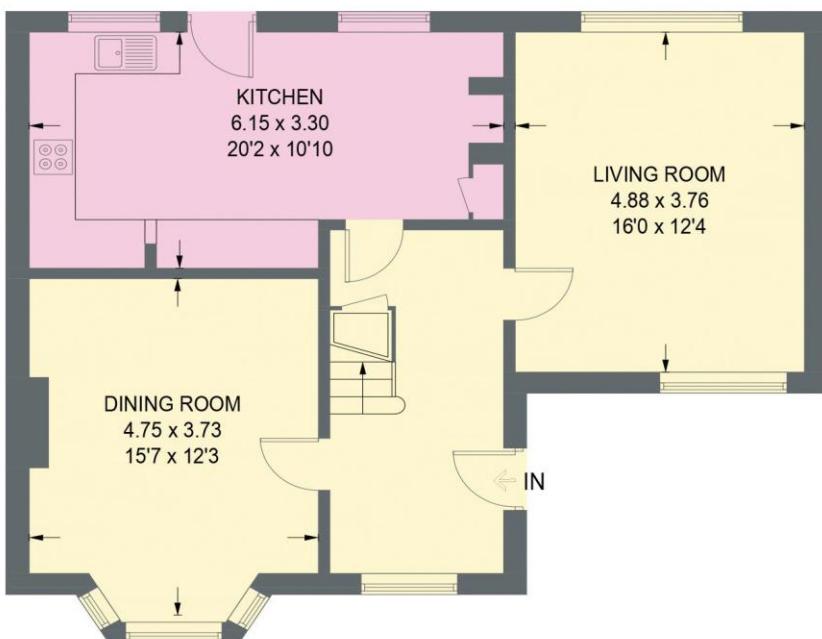


25 GREENFIELD ROAD

APPROXIMATE GROSS INTERNAL AREA = 132.3 SQ M / 1424 SQ FT

GARAGE = 11.9 SQ M / 128 SQ FT

TOTAL = 144.2 SQ M / 1552 SQ FT



GROUND FLOOR
68.6 SQ M / 738 SQ FT



FIRST FLOOR
63.7 SQ M / 686 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.



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