







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.





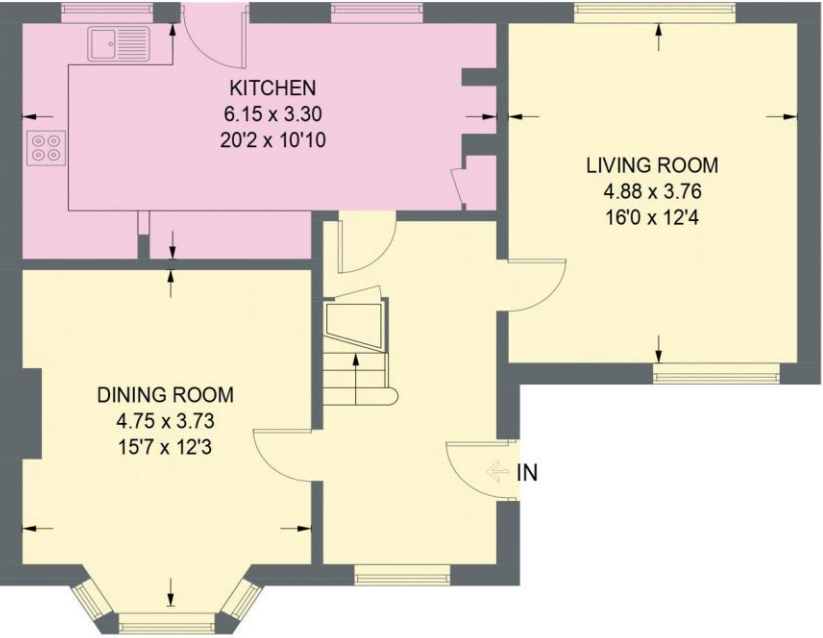
- Detached Family Home in Greenhill, S8
- Generous Sized Plot
- 3 Double Bedrooms & Wet Room
- Spacious, Flexible Accommodation
- Popular Residential Area
- Offering Fabulous Potential to Extend / Develop
- Private, Enclosed Rear Garden
- Dual Driveway & Garage
- Freehold & No Chain
- Council Tax Band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





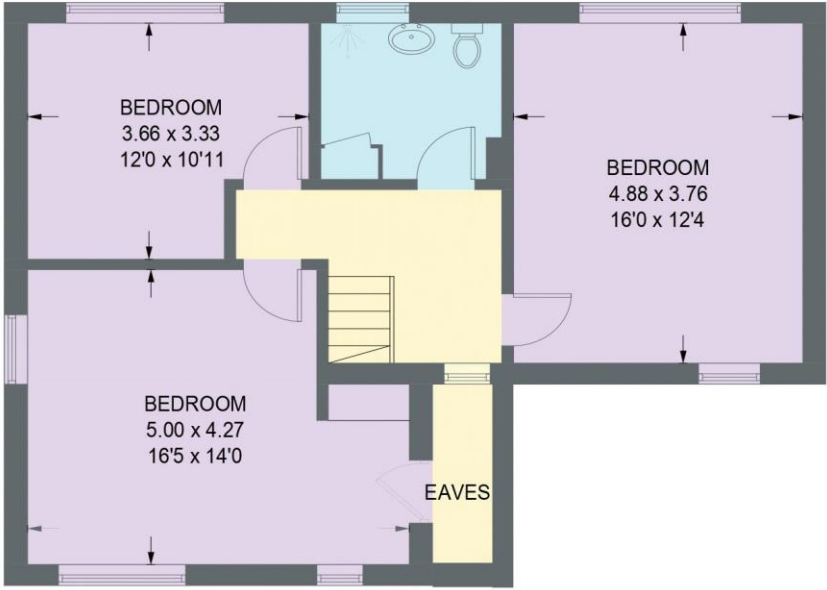
25 GREENFIELD ROAD

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

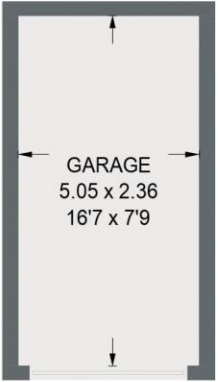


GROUND FLOOR
68.6 SQ M / 738 SQ FT

= REDUCED HEADROOM BELOW 1.5M / 5'0



FIRST FLOOR
63.7 SQ M / 686 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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