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111 Greystones Road

Sheffield • South Yorkshire • S11 7BS

Asking Price £375,000

Located in a highly desirable and family-friendly location, this spacious three-bedroom semi-detached home has been lovingly maintained by the same family for over 60 years. The property requires general updating but provides generous, bright and airy accommodation with excellent scope to extend and develop (subject to consent), making it an ideal opportunity to create a versatile modern family home. The house benefits from a beautifully landscaped south-facing rear garden, a driveway, and a detached garage, and is offered with no onward chain. A composite front door opens into a welcoming hallway with a WC. There are two versatile reception rooms. a bay-fronted sitting room and a generous family room with a large box bay window, allowing streams of natural light and offering attractive views over the garden. Both rooms are neutrally decorated, carpeted, and feature period fireplaces. The kitchen is fitted with a range of units, with space for freestanding appliances and access to the rear garden. The first floor offers two well-proportioned double bedrooms, both neutrally finished and featuring built-in wardrobe storage, along with a smaller third bedroom ideal as a child's room or study. The shower room comprises tiled walls, WC, hand wash basin, and a walk-in shower cubicle. The landing provides loft access, offering potential for future development (subject to planning). Externally, the driveway leads to the detached garage and offers further scope for side and rear extensions (subject to planning). The attractive landscaped rear garden features a stone patio, lawn, and a variety of planting that softens the space and creates an inviting area for outdoor relaxation. Greystones is a highly sought-after S11 suburb, loved for its leafy streets, strong community feel and excellent local amenities. Just a short distance from Ecclesall Road, it offers great schools, independent shops, cafés and easy access to parks and green spaces, making it a perfect location for families and professionals alike.





- Semi Detached Family Home
- Highly Desirable & Family Friendly Location
- 3 Bedrooms & Shower Room
- 2 Versatile Reception Rooms
- Offers Fabulous Potential to Develop / Extend
- Short Distance from Ecclesall Road
- Driveway & Detached Garage
- Landscaped South Facing Rear Garden
- Leasehold Details TBC
- Council Tax Band C, EPC Rating TBC

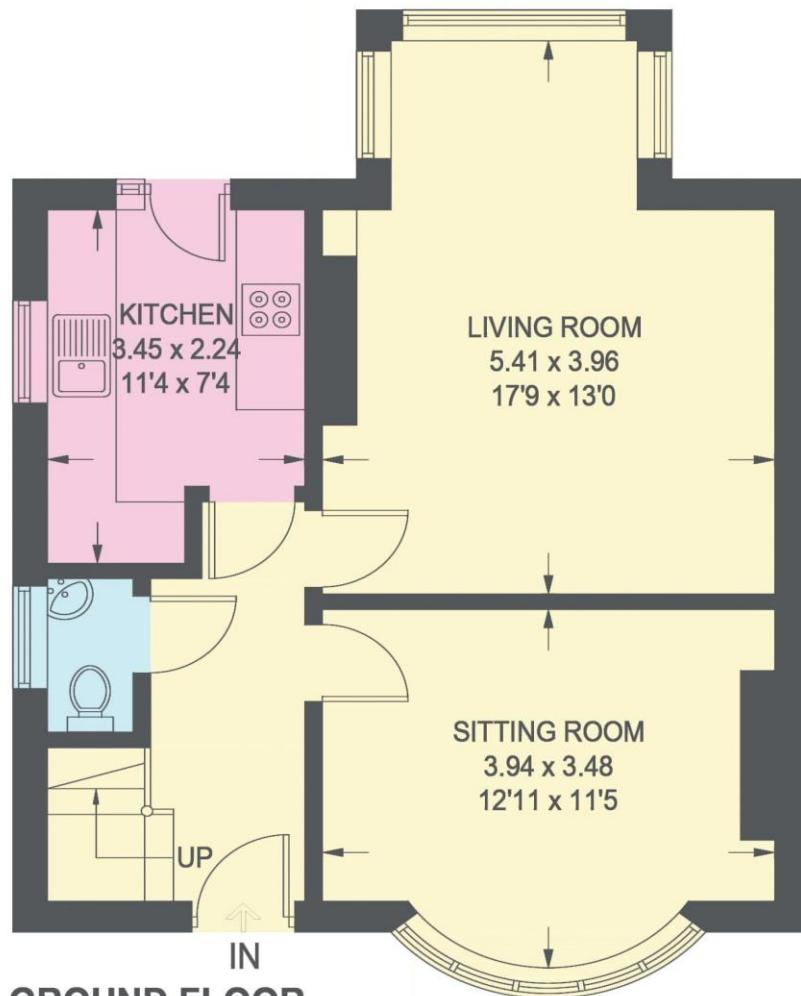


111 GREYSTONES ROAD

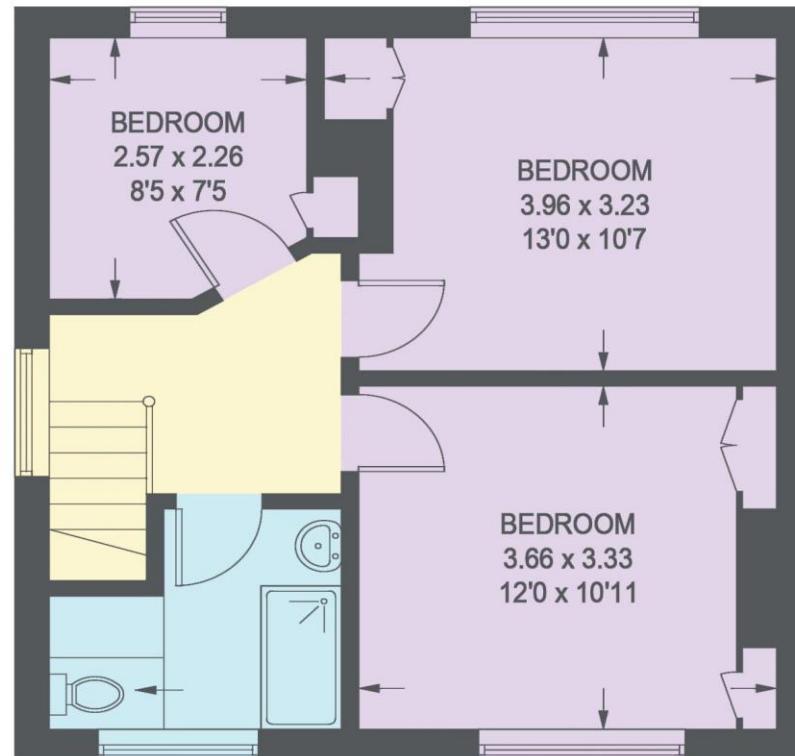
APPROXIMATE GROSS INTERNAL AREA = 90.7 SQ M / 976 SQ FT

GARAGE = 13.1 SQ M / 141 SQ FT

TOTAL = 103.8 SQ M / 1117 SQ FT



GROUND FLOOR
47.8 SQ M / 514 SQ FT



FIRST FLOOR
42.9 SQ M / 462 SQ FT

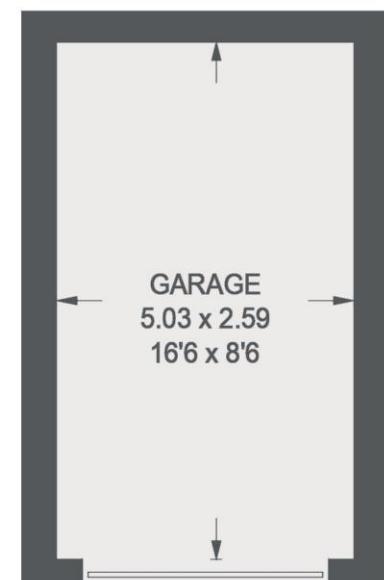


Illustration for identification purposes only, measurements are approximate, not to scale.

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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