







66 Cross House Road

Grenoside • Sheffield • S35 8RX

Guide Price £290,000 - £300,000

An extended three-bedroom semi-detached family home, offering light, airy and beautifully presented accommodation throughout. Stylishly finished with a modern interior, the property combines generous living space with an attractive private garden and excellent commuter connections. The property is entered via a tiled porch leading into the inner hallway, with access to a front reception room providing a flexible additional living space, ideal as a playroom, snug or home office. The impressive open-plan living and dining area forms the heart of the home, creating a light, sociable and versatile space for both everyday family life and entertaining. The living area features attractive wood-effect flooring, a cosy and homely feel, front-facing window, feature fireplace with wooden mantle and modern blinds. The space flows seamlessly into the adjoining dining area, which benefits from carpet flooring, excellent natural light and French doors opening onto the rear garden, with lovely views and direct access outside. The modern kitchen is light and airy, fitted with a stylish range of gloss units and a selection of integrated appliances. A useful breakfast bar provides informal seating, whilst the wood-effect tiled flooring adds a practical and attractive finish. The kitchen enjoys stunning views over the rear garden and also benefits from additional pantry storage cleverly positioned beneath the stairs. To the first floor are three bedrooms and the family bathroom. Bedroom one is a beautifully presented front-facing double bedroom with a generous window providing plenty of natural light. Bedroom two is a further spacious double bedroom, finished in modern grey tones with carpet flooring and enjoying impressive far-reaching views. Bedroom three is a versatile room, ideal as a dressing room, nursery, child's bedroom or home-working space. The contemporary bathroom is fitted with a stylish white three-piece suite, attractive tiling, rainfall shower over the bath and a modern floating wash hand basin. The first-floor landing also provides access to a partially boarded loft space, offering useful additional storage. Externally, the property benefits from a driveway and lawned garden to the front. To the rear is a truly stunning, private and enclosed garden, thoughtfully landscaped to provide a number of attractive seating and entertaining areas. A stone terrace leads onto a raised decked patio, with a landscaped lawn bordered by mature hedging. Further stone patio space leads to the far end of the garden, where a wooden pergola creates an excellent sheltered area for outdoor entertaining. Two timber sheds provide useful additional storage. Grenoside is a sought-after residential area, popular with families and first-time buyers, offering a pleasant combination of local amenities, green open spaces and excellent transport links. The property is well placed for access to Sheffield and surrounding areas, with excellent motorway connections making it particularly convenient for commuters, whilst the attractive open surroundings and far-reaching views add to the appeal of this wonderful location.





- Extended Semi Detached Family Home
- 3 Bedrooms & Modern Bathroom
- Contemporary Fitted Kitchen
- Light & Airy Modern Interior
- Open Plan Living / Dining
- Convenient Commuter Location in S35
- Stunning Landscaped Rear Garden
- Off Street Parking
- Lease 800 years 1971 £20pa
- Council Tax Band B, EPC Rating D





66 CROSS HOUSE ROAD

APPROXIMATE GROSS INTERNAL AREA
90.4 SQ M / 973 SQ FT

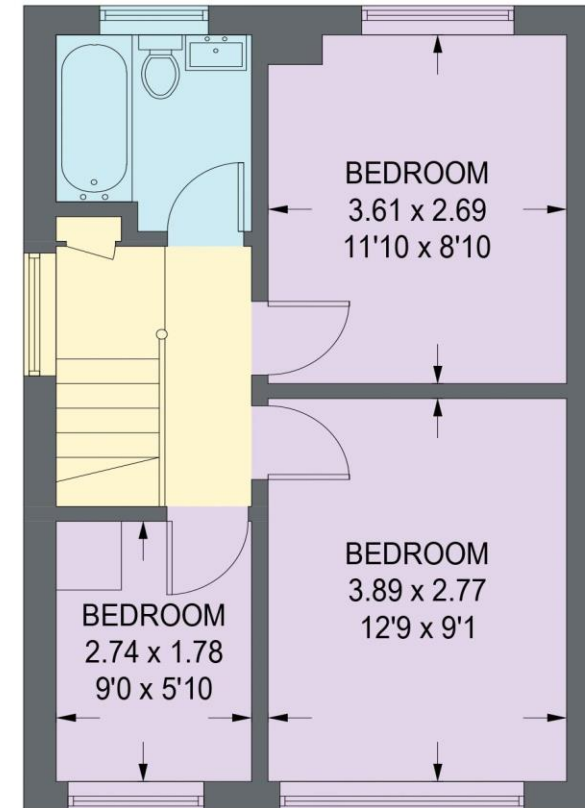
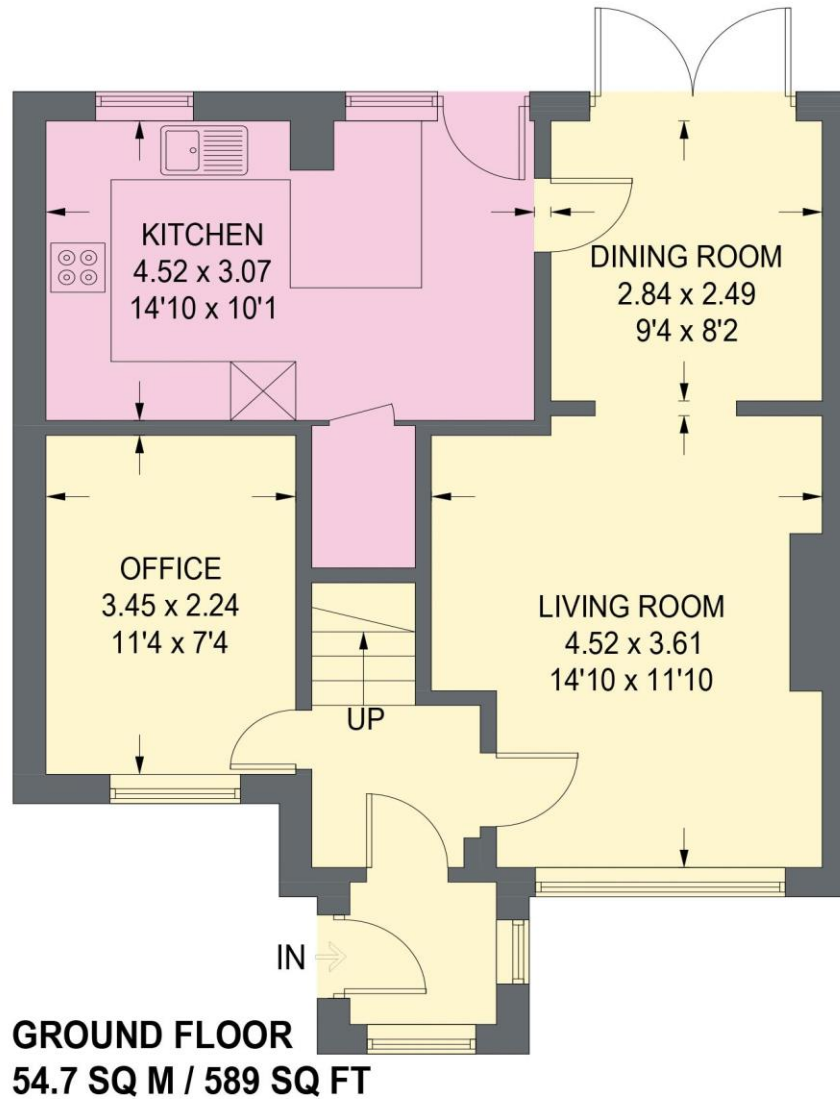


Illustration for identification purposes only,
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