







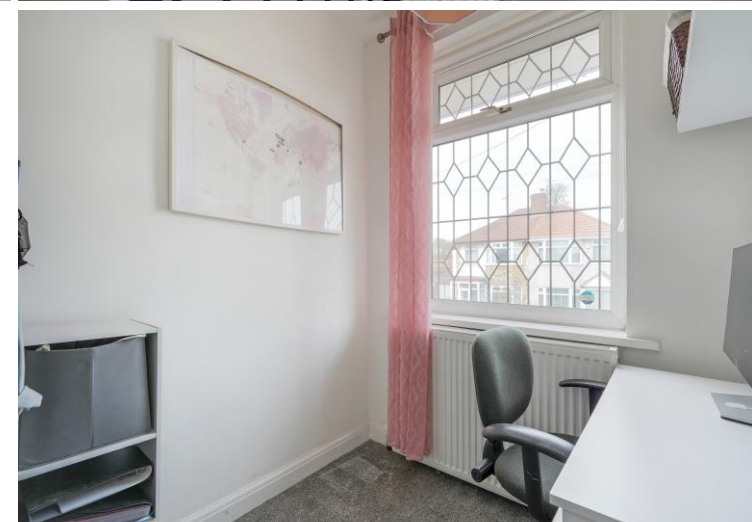
15 Gleadless Avenue

Sheffield • South Yorkshire • S12 2QG

Guide Price £200,000 - £210,000

A beautifully presented three-bedroom semi-detached home located in the popular residential area of Gleadless, offering light, airy and flexible accommodation ideal for first-time buyers or families. The property benefits from a fabulous open-plan living and dining space, modern kitchen and bathroom, a garden room, enclosed private garden and driveway parking. A uPVC front door opens into a welcoming hallway which leads through to a fantastic open-plan living and dining room, creating a versatile space perfect for both relaxing and entertaining. A bay window to the front fills the room with natural light, while French doors at the rear open into a garden room, creating a seamless connection to the garden and enhancing the sense of space. The interior throughout feels bright, airy and inviting. The modern kitchen is fitted with stylish shaker-style units complemented by contrasting worktops and includes integrated appliances such as a fridge freezer, oven, grill, gas hob and dishwasher. The kitchen flows through to the garden room, a highly versatile space ideal for use as a family room, playroom or work-from-home office, enjoying views over and access to the garden. Upstairs, the first floor provides three bedrooms. The main bedroom is a generous front-facing double featuring a bay window, decorative panelling, soft grey tones and carpeted flooring. A rear-facing double bedroom enjoys views over the garden and benefits from decorative panelling and wood-effect flooring. The third bedroom is perfect as a nursery, dressing room or home office. The bathroom is fitted with a modern white suite including a bath with shower over, complemented by stylish tiling and useful built-in storage. Externally, the property benefits from off-street parking to the front. To the rear is a secure enclosed private garden, featuring a block-paved patio area ideal for outdoor seating, a lower lawn bordered by fencing, and a garden storage/summer house, all enjoying a private leafy backdrop. The property is located in the popular suburb of Gleadless in Sheffield, close to a range of local shops, schools and everyday amenities. Excellent transport links provide easy access to Sheffield City Centre, while nearby Crystal Peaks Shopping Centre and Drakehouse Retail Park offer a wide selection of retail, dining and leisure facilities. The area is also well served by public transport, including nearby Sheffield Supertram routes, making it a convenient location for commuters.



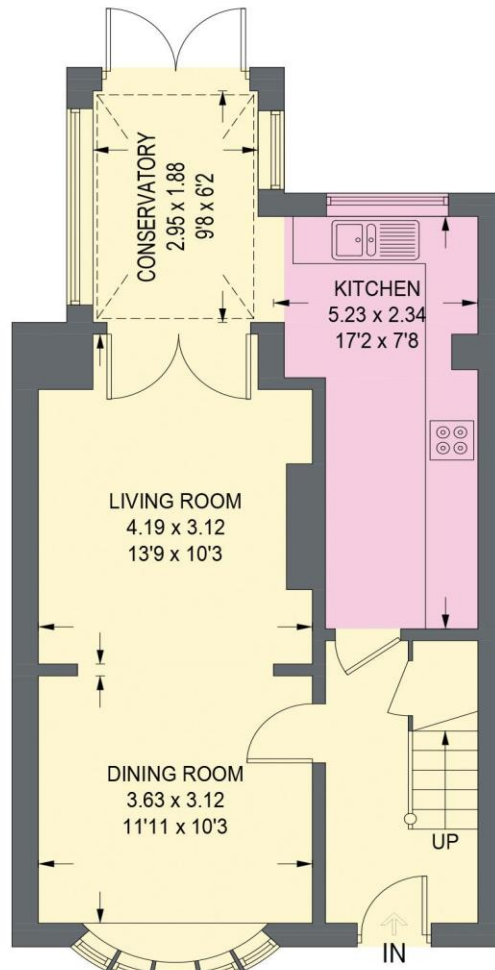


- Lovely Semi-Detached Family Home
- 3 Bedrooms & Modern Bathroom
- Fitted Kitchen with Integrated Appliances
- Flexible Open Plan Living Area
- Combination Boiler & Double Glazing
- Excellent Transport Links
- Enclosed rear Garden
- Off Street Parking
- Freehold
- Council Tax Band A, EPC Rating D

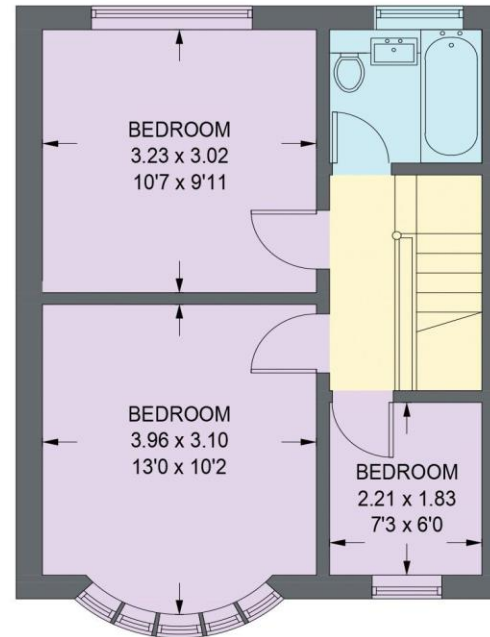


15 GLEADLESS AVENUE

APPROXIMATE GROSS INTERNAL AREA = 83.7 SQ M / 900 SQ FT



GROUND FLOOR
47.9 SQ M / 515 SQ FT



FIRST FLOOR
35.8 SQ M / 385 SQ FT

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

(IDMRP2025)

