



Top Side Grenoside Sheffield S35 8RD  
Offers Around £280,000

## Top Side

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**\*\* FREEHOLD \*\*** Situated on the cusp of open countryside in this idyllic location is this two double bedroom semi detached property which enjoys fabulous gardens to the front and rear and benefits from a driveway providing off-road parking for three cars, a detached garage, uPVC double glazing and gas central heating.

Neutrally decorated throughout, the well presented living accommodation briefly comprises: enter via a uPVC door into the entrance hall with an under stair storage cupboard and access into the lounge and the kitchen./diner. The lounge has dual aspect windows allowing natural light, while the focal point is the gas fire set in an attractive surround with granite to back and hearth. The open plan kitchen/diner has a range of wall, base and drawer units with a complementary worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven, four ring hob and a washing machine along with housing and plumbing for a dishwasher and fridge/freezer. There is a cupboard which houses the gas boiler, a useful storage cupboard and a rear stable door.

From the entrance hall, a staircase rises to the first floor landing with access into a useful loft space, the two bedrooms and the bathroom. The principal to the front is an excellent size and has ample space for furniture. Bedroom two is to the rear and again is an excellent size. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- TWO EXCELLENT SIZED DOUBLE BEDROOMS
- IDYLIC LOCATION WITH COUNTRY WALKS CLOSE-BY
- LOUNGE & KITCHEN/DINER
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- FABULOUS GARDENS TO BOTH FRONT & REAR
- DETACHED GARAGE
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS
- AMENITIES & LOCAL SCHOOLS





**OUTSIDE**

To the front of the property is a driveway leading to the detached garage. A lawned garden with attractive planted borders. Rear garden most laid to lawn with attractive planted borders and a patio.

**LOCATION**

The property benefits from being in the popular residential area of Grenoside within close proximity to all local village amenities and easy access to the motorway links.

**NOTES**

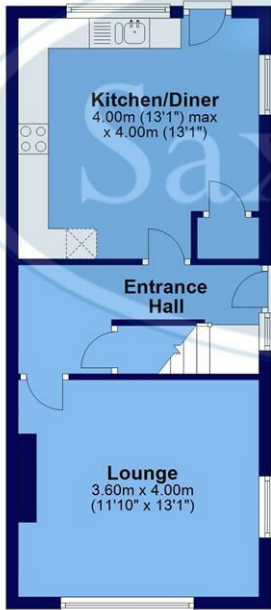
The property is Freehold and currently Council Tax Band C.

**VALUER**

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**Ground Floor**  
Main area: approx. 38.4 sq. metres (413.3 sq. feet)  
Plus garages: approx. 11.8 sq. metres (126.9 sq. feet)



**First Floor**  
Approx. 38.4 sq. metres (413.3 sq. feet)



Main area: Approx. 76.8 sq. metres (826.5 sq. feet)  
Plus garages, approx. 11.8 sq. metres (126.9 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-101) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

Current: 66 Potential: 86

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

Current: 63 Potential: 85