

Marketing Preview



42 Greengate Lane, Sheffield, S13 7PZ

£170,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



CHAIN FREE! A fantastic opportunity to purchase this spacious three-bedroom terraced home, located on a quiet road. The property features a stylish kitchen, modern bathroom, and an open-plan layout on the ground floor. Additional benefits include a garage and a move-in-ready interior. Conveniently situated close to local amenities, with excellent road links to the M1 motorway and the city centre. Ideal for first-time buyers or families alike!

SUMMARY

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Enter through a uPVC door into the hallway, which features stairs rising to the first floor and opens into the living and dining area, complete with under-stairs storage and dual-aspect windows. The space flows seamlessly into the kitchen, which is fitted with high-gloss units, an integrated oven, hob, and extractor fan, as well as under-counter space for a washing machine. A door leads out to the rear garden.

The spacious landing leads to two double bedrooms, a single bedroom, and a bathroom featuring a bath, pedestal sink, and close-coupled WC.

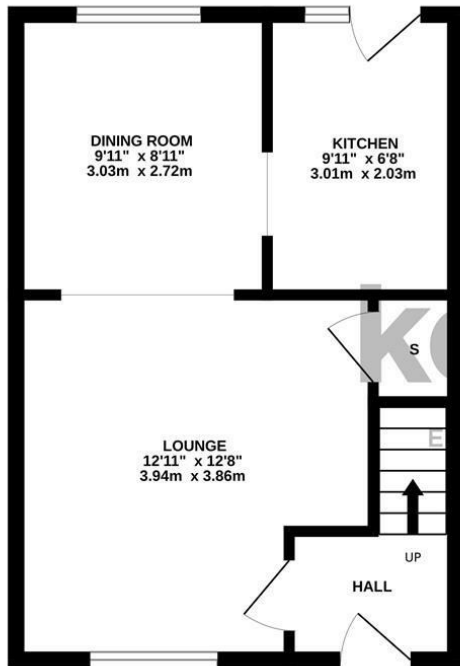
The rear of the property is enclosed and has a lawn area, patio and access via Greengate Close.

PROPERTY DETAILS

- LEASEHOLD, 737 YEARS REMAINING, £14.70PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

