SK estate agents

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Greenhill Avenue, Sheffield S8 7TJ

Guide Price £270,000

** Guide price: £270,000 - £280,000**

SK Estate Agents are pleased to offer to the market for SALE and with NO CHAIN this newly renovated three bedroom, semi- detached property situated in the highly popular neighbourhood of Greenhill; close to a host of local shops, excellent transport links, good primary and secondary schools, and just a short distance from Graves Park. An ideal purchase for a growing family, the accommodation briefly comprises: entrance hallway, lounge, downstairs WC, dining kitchen, conservatory, three good sized bedrooms and family bathroom. Outside there is a separate garage, private rear garden and driveway providing parking for multiple vehicles. A viewing is highly advised to appreciate the size and standard of property on offer. Tenure: Freehold.

Entrance Hall
Entry through front-facing UPVC double glazed door into a bright and welcoming hallway featuring wood effect flooring, gas central heating radiator, stylish wall panelling, under-stairs storage cupboard housing the Ideal Combination boiler and carpeted stairs rising to the first floor landing.

Lounge
11'5 x 13'6 into bay (3.48m x 4.11m into bay)
A well-proportioned reception room offering plentiful space for living room furniture. Having carpeted flooring, UPVC double glazed bay window, decorative ceiling coving, feature chimney breast recesses with LED lighting, gas central heating radiator and built in storage cupboard.

Downstairs WC
Having tiled laminate flooring, low flush WC, wall-mounted sink, side facing obscured double glazed UPVC window and a gas central heating radiator.

Dining Kitchen
18'4 x 13'0 (5.59m x 3.96m)
A luxurious dining area providing ample space for a dining table and chairs. Having wood effect flooring, gas central heating radiator and rear facing UPVC sliding patio door providing access to the conservatory.

The kitchen benefits from a range of haker-style fitted wall and base units with complimentary Quartz worktops over incorporating four ring Whirlpool electric hob, and stainless steel sink with chrome pull-out mixer tap over. Featuring fan assisted double oven, integrated washing machine, space for a freestanding fridge/freezer, peninsula breakfast bar and UPVC double glazed window through to the conservatory.

Conservatory
13'9 x 7'2 (4.19m x 2.18m)
A bright and airy conservatory having multi-aspect UPVC double glazed windows providing views over the rear garden, gas central heating radiator, tiled laminate flooring and a UPVC double glazed patio door opens out to the rear garden.

Landing
A good-sized carpeted landing having side-facing UPVC double glazed window, stylish wall panelling and gas central heating radiator.

Bathroom
6'7 x 9'2 (2.01m x 2.79m)
A spacious family bathroom with modern three piece suite comprising: low flushing WC, vanity wash basin with drawers and bath with thermostatic rain shower over, glass shower screen and recessed shelving. Benefiting from cushioned flooring, back and side-facing UPVC double glazed obscured windows, LED mirror, gas central heating radiator and tiling to the splashback.

Bedroom Two
10'11 x 12'10 (3.33m x 3.91m)
A spacious double bedroom featuring carpeted flooring, fitted wardrobe, gas central heating radiator, and a rear-facing double glazed UPVC window providing views across the garden.

Principal Bedroom

10'11 x 13'6 into bay (3.33m x 4.11m into bay)

A beautifully presented double bedroom made bright and airy through the large front-facing UPVC double glazed bay window. Benefiting from stylish fitted wardrobes, carpeted flooring, and gas central heating radiator.

Bedroom Three

7'1 x 8'7 (2.16m x 2.62m)

A third single bedroom having carpeted flooring, gas central heating radiator, over stairs storage cupboard with clothes rail and a large front-facing double glazed UPVC window providing ample natural light.

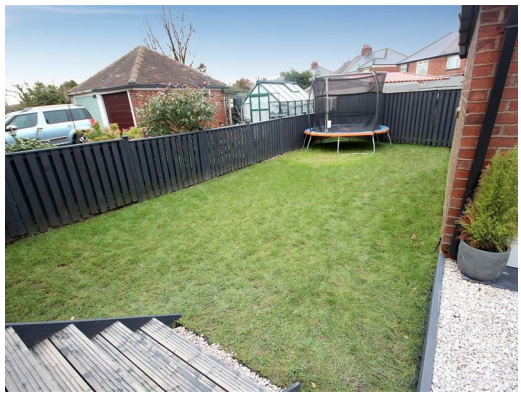
Outside

To the front of the property is a large driveway providing off-road parking for multiple vehicles.

To the rear there is a well maintained garden laid to lawn with decking seating area and gravelled entrance up to the garage.

Garage

The property benefits from a separate garage providing parking for one vehicle or ample storage space. Further benefitting from power, lighting and tv aerial point.

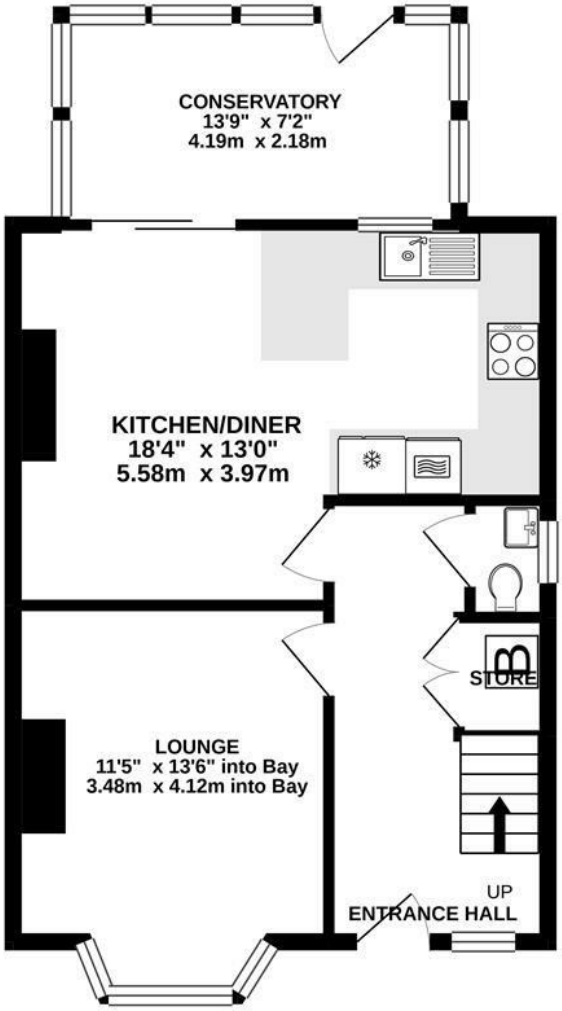


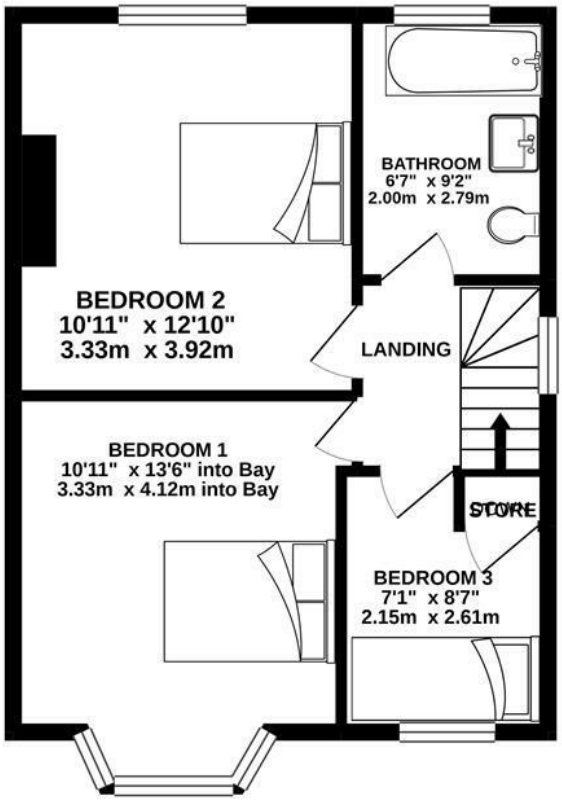
In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents

GROUND FLOOR
548 sq.ft. (51.0 sq.m.) approx.

1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.





TOTAL FLOOR AREA : 1005 sq.ft. (93.3 sq.m.) approx.

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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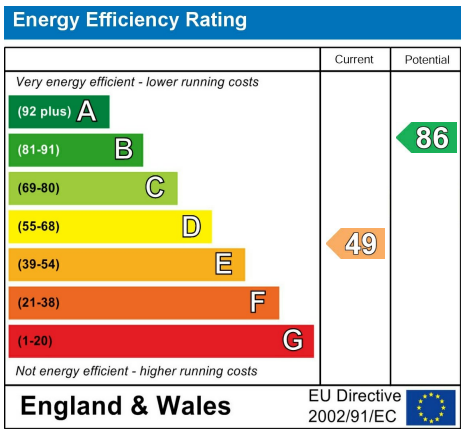

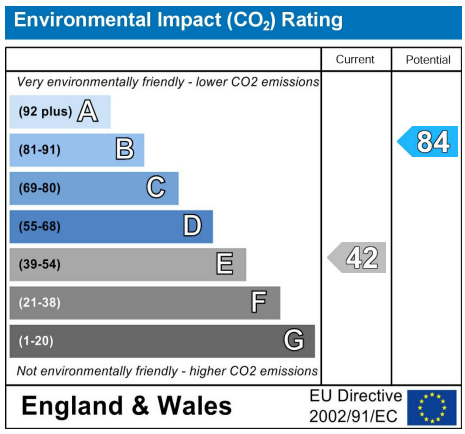

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