



10 Cockshutt Avenue, Greenhill, Sheffield, S8 7DU

Saxton Mee

# 10 Cockshutt Avenue Greenhill

Guide Price

## £350,000

GUIDE PRICE £350,000-£370,000

A wonderful opportunity to purchase this bright, spacious, and beautifully extended three double bedroom semi-detached home, perfectly positioned in the highly sought-after residential area of Greenhill. Situated on the delightful cul-de-sac of Cockshutt Avenue, this superb property is ideal for families looking for comfort, convenience, and a peaceful setting.

The home has been thoughtfully extended to create generous living spaces throughout. The ground floor features a welcoming hallway leading to a spacious living room filled with natural light, a well-proportioned dining room, and a modern kitchen with an adjoining utility room and convenient WC. The layout flows beautifully for both everyday living and entertaining.

Upstairs, the property offers three excellent double bedrooms, all well presented and bright, along with a contemporary family bathroom. The home's design ensures an airy feel throughout, enhanced by large windows and well-planned room proportions.

Externally, the property boasts a lovely level rear garden, perfect for children to play or for relaxing and hosting in the warmer months. To the front, there is ample driveway parking in addition to a generous garage/workshop space.

Cockshutt Avenue is a quiet cul-de-sac known for its friendly community feel. The location provides easy access to excellent local amenities, reputable schools, and convenient transport links. Green Spaces are in abundance with easy access to Graves Park, Chancet Woods, Beauchief golf course and Abbey.

This is a lovely family home offering space, versatility, and a fantastic Greenhill/Beauchief location—not to be missed.



- Spacious, extended three double bedroom semi-detached house
- Brilliant cul-de-sac location
- Lovely level and spacious rear garden
- Located close to amenities, desirable local schools, transport links and easy access to an abundance of green spaces
- Parking on the driveway and garage
- Utility room and downstairs WC







**Approximate total area<sup>(1)</sup>**  
 1176 ft<sup>2</sup>  
 109.4 m<sup>2</sup>

**Reduced headroom**  
 4 ft<sup>2</sup>  
 0.4 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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