



8 Greenhill Road, Woodseats, Sheffield, S8 0BA

Saxton Mee

8 Greenhill Road

Woodseats

Guide Price

£330,000

GUIDE PRICE £330,000 - £350,000

A larger than average three double bedroom terrace property, beautifully presented and situated in a highly desirable location just off Abbey Lane. This charming home combines generous living space with attractive period features and modern upgrades, making it ideal for families and professionals alike.

The property is entered through a beautiful stained glass front door, which leads into a bright and welcoming entrance hallway with high ceilings, creating an immediate sense of space and character. From the hallway, the accommodation flows into a spacious lounge with a bay window, allowing plenty of natural light and creating a warm and inviting living space. The lounge also retains lovely period details including decorative coving and a picture rail, adding to the property's charm.

To the rear of the property is a gorgeous open plan kitchen-diner, newly fitted in 2024 with stylish modern units and ample workspace. This impressive space is perfect for both everyday family living and entertaining, with patio doors opening directly onto the lovely rear garden, creating a seamless connection between indoor and outdoor spaces. Access is also available to the cellar providing additional useful storage.

Upstairs, the property benefits from three generously sized double bedrooms, offering flexible accommodation for families, guests, or home working. A well-appointed family bathroom completes the first-floor layout. There is also potential to convert the loft space subject to local planning consents.

Externally, the property enjoys a pleasant rear garden, ideal for relaxing or entertaining. Located just off Abbey Lane, the home is perfectly positioned close to a range of local amenities, well-regarded schools, parks and excellent transport links into Sheffield city centre.

A wonderful opportunity to purchase a spacious period terrace with modern touches in a sought-after area.



- Larger than average three double bedroom terrace
- Stunning open plan kitchen-diner fitted in 2024
- Lounge with high ceilings and beautiful bay window
- Three double bedrooms
- Family bathroom
- Pleasant rear garden ideal for relaxing and entertaining
- Cellar provides additional storage
- Close to schools, shops and excellent transport links
- Freehold
- Call Saxton Mee Banner Cross to arrange a viewing







Ground Floor



Floor 1



Approximate total area^m
951 ft²
88.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

