



Main Street, Grenoside, S35

Offers Around £240,000

- NO CHAIN
- FREEHOLD
- GOOD SIZED GARDENS TO THE FRONT AND REAR
- MUCH LOVED THREE BEDROOM SEMI DETACHED FAMILY HOME
- OPEN TO KITCHEN AREA
- COUNCIL TAX BAND B - £1,681.01
- SOUND PROPERTY OFFERING HUGE POTENTIAL
- LIGHT AND AIRY DUAL ASPECT LOUNGE WITH SEPARATE DINING ROOM

Main Street, Grenoside, S35

****NO CHAIN - SEMI DETACHED THREE BEDROOM PROPERTY**** Whilst in need of a little modernisation this is a sound well maintained family home. Close to excellent countryside walks and idyllic village life. With great road and motorway connections nearby and with Grenoside primary school and local amenities just a short walk away. The property briefly comprising of; Entrance porch; Inner hallway; Lounge; Kitchen; Dining room; Downstairs wc; Stairs to the first floor; Two double bedrooms with built in storage; Bedroom Three; Wet room; Front garden; Great size rear garden with great views;



Council Tax Band: B



ENTRANCE PORCH

Accessed via a part glazed entrance door into this light and airy porch, which has; uPVC double glazed windows to three aspects; Tiled flooring; Part obscure glazed door into the inner hallway;

INNER HALLWAY

Having; Wood effect flooring; Ceiling light point; Stairs rising to the first floor; Georgian style glazed internal doors into the lounge and dining room;

LOUNGE

Benefitting from good natural light via dual aspect windows, the lounge has; uPVC double glazed window to the front elevation; uPVC double glazed picture window to the rear elevation; Carpet flooring; Feature fireplace; Ceiling light point; Central heating radiator; Georgian style glazed internal doors into the kitchen;

KITCHEN

Comprising of; White wall, base and drawer units with black marble effect roll top work surfaces; Part panelled walling; 1 1/2 sink and drainer with mixer tap; Freestanding double oven with 4 ring gas hob and extractor hood above; uPVC double glazed window to the rear elevation; Space and plumbing for a washer dryer and upright fridge freezer; Tiled flooring; Ceiling light points; Solid doors to the under stair storage cupboard and the downstairs wc; uPVC part obscure glazed door into the rear garden; Open archway into the dining room;

DINING ROOM

This great size dining room has; uPVC double glazed window to the front elevation; Wood effect flooring; Ceiling light point; Central heating radiator;

DOWNSTAIRS WC

Having; WC with push button flush; Wash basin; Extractor fan; Ceiling light point; uPVC obscure glazed window to the rear elevation; Vinyl flooring; Wall mounted boiler;

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

This great size primary bedroom one has; uPVC double glazed window to the front elevation; Built in storage areas; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM TWO

A further double bedroom with; uPVC double glazed window to the front and side elevations; Built in wardrobe storage; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM THREE

Having; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

WET ROOM

Comprising of; WC; Pedestal wash basin; Wall mounted shower; Specialised wet room flooring; Tiled walls; Wall mounted vertical heated towel rail; uPVC obscure glazed window to the rear elevation; Ceiling light point; Extractor fan;

LANDING AND STAIRS

With; Carpet flooring; uPVC double glazed window to the rear elevation; Solid doors to the storage cupboard, the three bedrooms and the wet room; Loft hatch access; Central heating radiator;

FRONT GARDEN

A few steps lead down to the front of the property with; A paved pathway to the front entrance door; Predominantly laid to lawn with mature shrubs and planting surrounding the area; Fence and stone borders;

REAR GARDEN

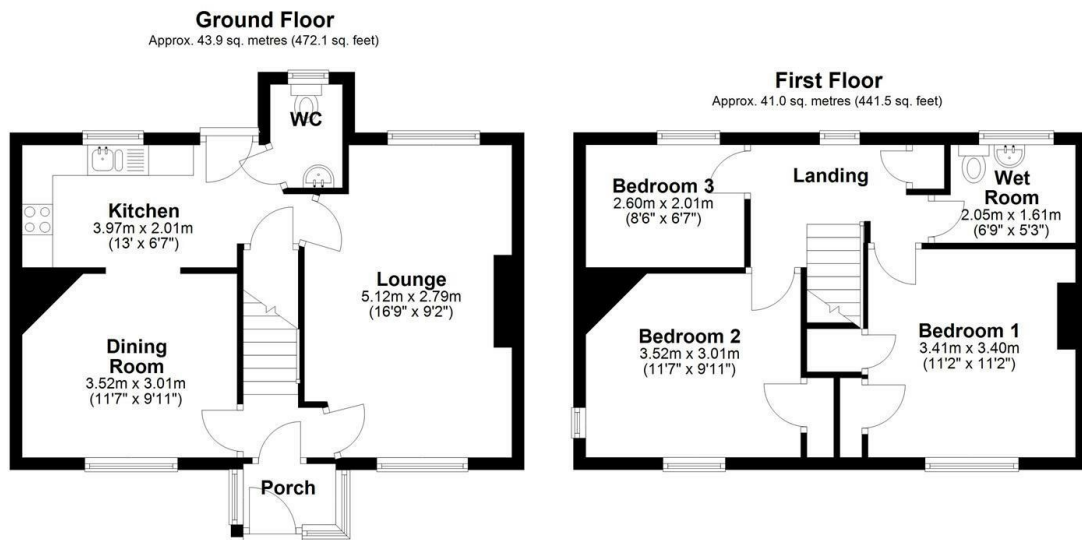
This great size rear garden has; A step down to the decked entertaining area, benefitting from lovely views; A few more steps continue down to the next level of lawn, with a paved pathway and pebbled beds down the centre; A paved entertaining area lays at the foot of the garden; Mature plants and shrubs; Hedge borders; A side gate leads to the front of the property;

ADDITIONAL INFORMATION

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.

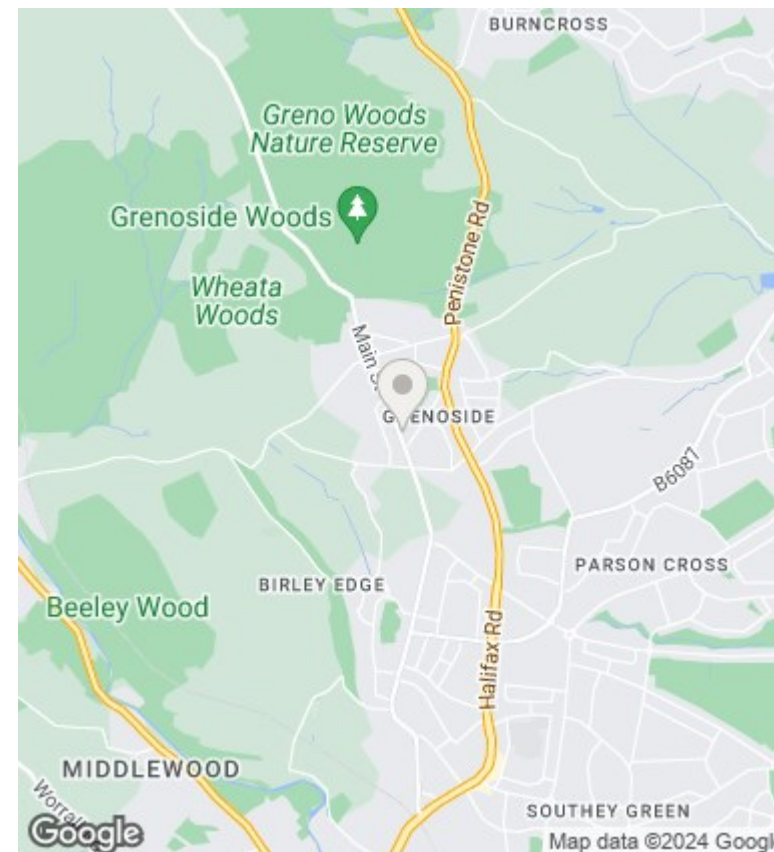






Total area: approx. 84.9 sq. metres (913.5 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	66	
(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