



## Stephen Drive, Grenoside, S35

Offers Over £250,000

- NO CHAIN
- CUL DE SAC POSITION
- GARAGE AND DRIVE
- LEASEHOLD 137 YEARS REMAINING
- SPACIOUS LOUNGE THROUGH TO DINING ROOM
- FRONT AND REAR GARDENS
- SEMI DETACHED THREE BEDROOM FAMILY HOME
- BREAKFAST KITCHEN
- COUNCIL TAX BAND B - £1,597.42 PA

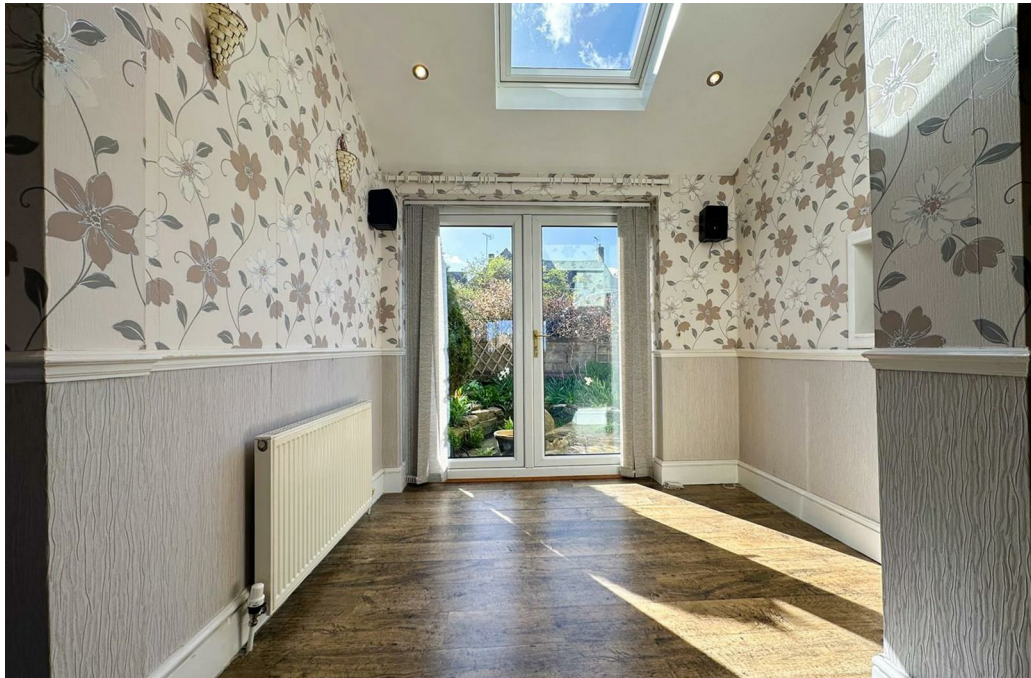


# Stephen Drive, Grenoside, S35

**\*\*NO CHAIN - SEMI DETACHED THREE BEDROOM PROPERTY\*\*** Located on a quiet cul de sac in the popular village of Grenoside. This great family home benefits from three bedrooms, a freestanding garage and drive providing off road parking. Close to excellent road links and local village amenities, with Grenoside Primary School just a short walk away. The property briefly comprises of; Kitchen with breakfast bar; Spacious lounge through to dining area; Hallway open to the rear porch; Two double bedrooms; Single bedroom three; Family bath and shower room; Garage; Drive; Front and rear gardens;



Council Tax Band: B



## **KITCHEN DINING ROOM**

The front entrance door opens directly to the kitchen area, having; Oak wall, base and drawer units incorporating display wall units with lighting and an open plate rack; Under unit lighting; Granite work tops, drainer and breakfast bar; Single sink and mixer tap; Integrated four ring gas hob with extractor hood above and electric oven; Space for washing machine and fridge; Roof light window; Recessed ceiling spotlights and a ceiling light point; Hatch through to the dining room; Exposed stone feature to walls; Tiled splash backs; Varnished floorboards; Georgian style internal door to the hallway; uPVC double glazed windows to the front and side elevations;

## **HALLWAY**

Having; Carpet flooring; Central heating radiator; Ceiling light point; Door to under stairs storage area; Open arch to the rear porch; Dado rails; Coving; Stairs to first floor; Georgian style internal door to the lounge and dining room;

## **PORCH**

With; Tiled floor; uPVC double glazed windows to the rear and side elevations; uPVC entrance door to the rear elevation;

## **LOUNGE**

The lounge area has; Carpet flooring; Dado rails; Coving; Two central heating radiators; Brick and Oak fireplace with gas fire; uPVC double glazed window to the rear elevation; Open through to the dining area;

## **DINING AREA**

With; Serving hatch to the kitchen; Laminate flooring; Central heating radiator; Roof light window; Recessed ceiling spotlights; uPVC double glazed patio doors to the front garden;

## **STAIRS TO THE FIRST FLOOR**

## **BEDROOM ONE**

Having; uPVC double glazed window to the rear elevation; One wall of mirrored wardrobe storage; Central heating radiator; Ceiling light point; Coving;

## **BEDROOM TWO**

Double bedroom two has; Built in louvre door wardrobe storage; Laminate flooring; Ceiling light point; Central heating radiator; uPVC double glazed window to the front elevation;

## **BEDROOM THREE**

The third bedroom has; Built in child's bed with storage; uPVC double glazed window to the rear elevation; Ceiling light point; Central heating radiator; Coving;

## **FAMILY BATH AND SHOWER ROOM**

Comprising of; Bath; WC; Wash basin set into vanity drawer storage; Shower enclosure with wall mount shower consisting of a rain head and a hand held attachment; Extractor fan; Recessed ceiling spotlights; Vertical heated towel rail; Obscure double glazed uPVC window to the front elevation;

## **LANDING**

Having; Loft hatch access to the fully boarded loft; Carpet flooring; uPVC double glazed window to the side elevation; Coving and dado rails; Spindle balustrade; Solid doors to the bedrooms and family bathroom;

## **GARAGE**

With up and over door; Side patio doors to the rear garden;

## **DRIVE**

Providing off road parking;

## **OUTSIDE**

Gardens to the front and rear;

## **ADDITIONAL INFORMATION**



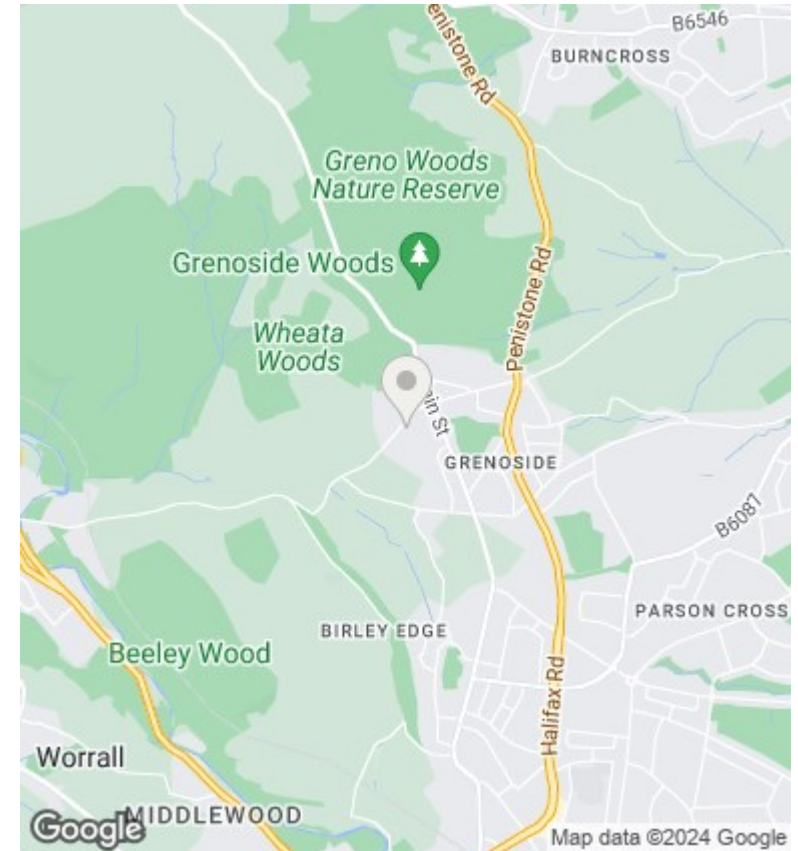
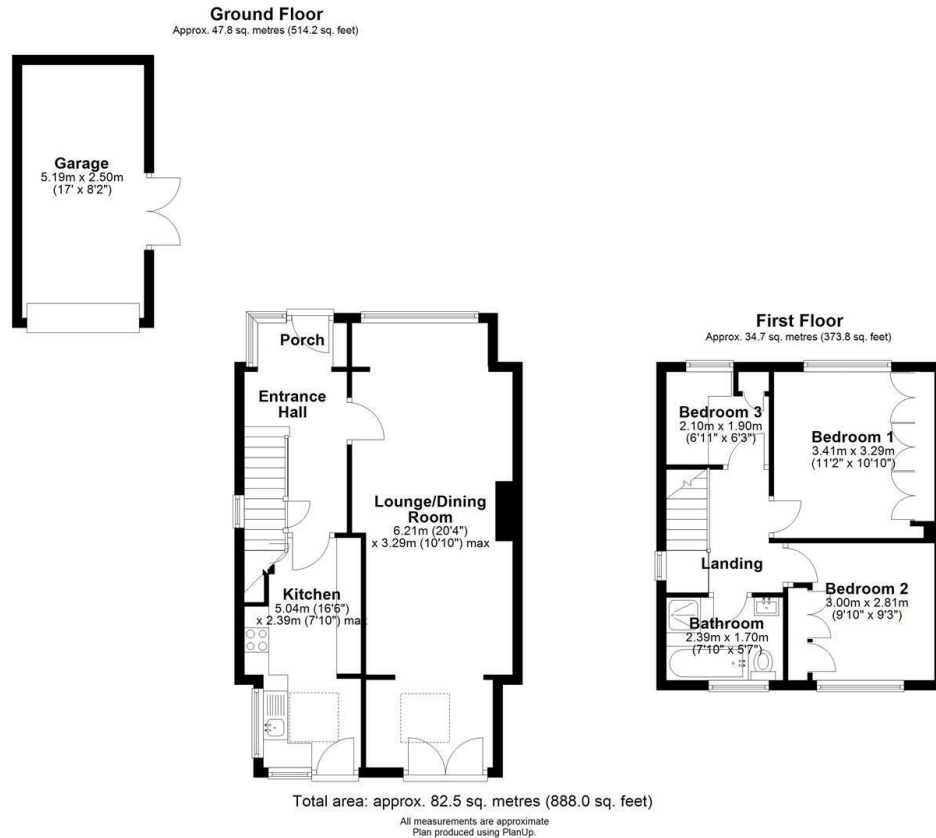
None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any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











## Directions

## Viewings

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

## Council Tax Band

B

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         | <b>85</b> |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | <b>71</b>               |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |