



Cockshutt Avenue, Greenhill, S8

Asking Price £425,000

- SUPERB DETACHED THREE BEDROOM FAMILY HOME
- SOUGHT AFTER S8 POSTCODE - OUTSTANDING SCHOOL CATCHMENT AREA
- INTEGRAL GARAGE AND GOOD SIZED DRIVE
- VIEWING ESSENTIAL
- GROUND FLOOR REAR EXTENSION - OPEN PLAN FAMILY ROOM
- COUNCIL TAX BAND C £2,123pa
- OCCUPYING A PRIME SPOT ON THIS QUIET CUL DE SAC
- PLANS AND PLANNING IN PLACE FOR MASTER SUITE LOFT CONVERSION
- LEASEHOLD PROPERTY WITH 708 YEARS REMAINING

Cockshutt Avenue, Greenhill, S8

**** SUPERB THREE BEDROOM EXTENDED FAMILY HOME ** QUIET CUL DE SAC POSITION **** Located in the sought after Greenhill area, on the edge of the Peak District National Park is this amazing property. Benefitting from a ground floor extension, creating a lovely family living space which opens up to the private rear garden. There are also plans and planning permission in place to convert the loft space into a stunning master bedroom suite if required. Ideal for the growing family or couples alike, the property briefly comprises of; Lounge with sliding doors to the open plan family, dining and breakfast kitchen area; Utility room; WC; Stairs to the first floor; Three bedrooms; Family bath and shower room; Integral garage; Drive; Private rear garden;



Council Tax Band: C



ENTRANCE HALLWAY

A solid composite entrance door opens to the welcoming hallway with; Obscure double glazed side panels to both sides of the door; Monochrome Karndean flooring; Underfloor heating; Ceiling light point; Stairs to first floor; Doors to the family room and utility room;

LOUNGE

This elegant lounge has; uPVC double glazed bay window to the front elevation; Fitted blinds; Covings; Ceiling light point; Contemporary log effect feature fire, with TV recess above; Underfloor heating; Plush carpet flooring; Sleek black framed, top mounted sliding doors, separating the lounge from the family room;

OPEN PLAN FAMILY ROOM BREAKFAST KITCHEN DINING

Catering to today's modern living this great 'L' shaped family room has;

FAMILY ROOM

A further beautifully presented sitting room with; Sliding doors to the lounge, ideal to open up for entertaining; Ceiling light point; Door to hallway; Plush carpet flooring; Underfloor heating; Open arch to the dining area;

DINING AREA

Excellent natural light floods the dining room and breakfast kitchen via a large roof light window, and full width windows and patio doors to the rear garden elevation. Also having; Statement ceiling light point; Underfloor heating; Space for good sized table and chairs; Wood effect Karndean flooring;

KITCHEN

Separated from the dining area by a concrete effect breakfast seating Island, which incorporates the one and a half sink, drainer and mixer tap. With; Space for seating down one side of the island and storage to the other; A bank of neutral toned kitchen units are fitted to one wall, housing the integrated oven, four ring gas hob, fridge freezer and dishwasher; Recessed ceiling spotlights; Wood effect Karndean flooring; Underfloor heating; Door to utility room;

UTILITY ROOM

This useful space has; Space and plumbing for washing machine and tumble dryer; Wood effect worktop; Indesit single oven; Underfloor heating; Wood effect Karndean flooring; Cupboard storage; Ceiling light point; Door to integral garage; Door to WC;

WC

Having; WC with built in wash basin; Wood effect Karndean flooring; Underfloor heating; ceiling light point; Extractor fan;

STAIRS TO FIRST FLOOR

BEDROOM ONE

The beautiful primary bedroom has; Carpet flooring; uPVC double glazed bay window to the front elevation; Fitted blinds; Built in window seat, offering an ideal reading retreat; Ceiling light point; Central; heating radiator;

BEDROOM TWO

A lovely light double bedroom, having; An uPVC double glazed window to the rear garden elevation; Fitted blinds; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM THREE

Currently utilised as an office, bedroom three has; Carpet flooring; Ceiling light point; uPVC double glazed window to the front elevation; Fitted blinds;

FAMILY BATH AND SHOWER ROOM

A good sized family bath and shower room comprising of; Bath with tiled side panel; WC; Wash basin set into a floating vanity storage unit; Corner shower enclosure; Mirrored bathroom cabinet; Built in cupboard storage; Fully tiled walls and flooring; Extractor fan; Obscure double glazed uPVC window to the rear elevation; Recessed ceiling spotlights; Extractor fan; Tall vertical radiator; Loft hatch access;

INTEGRAL GARAGE

A spacious garage with; Electric door: Power and lighting; Sink and drainer set into kitchen unit; Wall mounted boiler; Door leading in to the utility room and one out to the rear garden;

DRIVE

The front of the property offers off road parking for multiple vehicles and has;
Outdoor lighting; Water supply;

REAR GARDEN

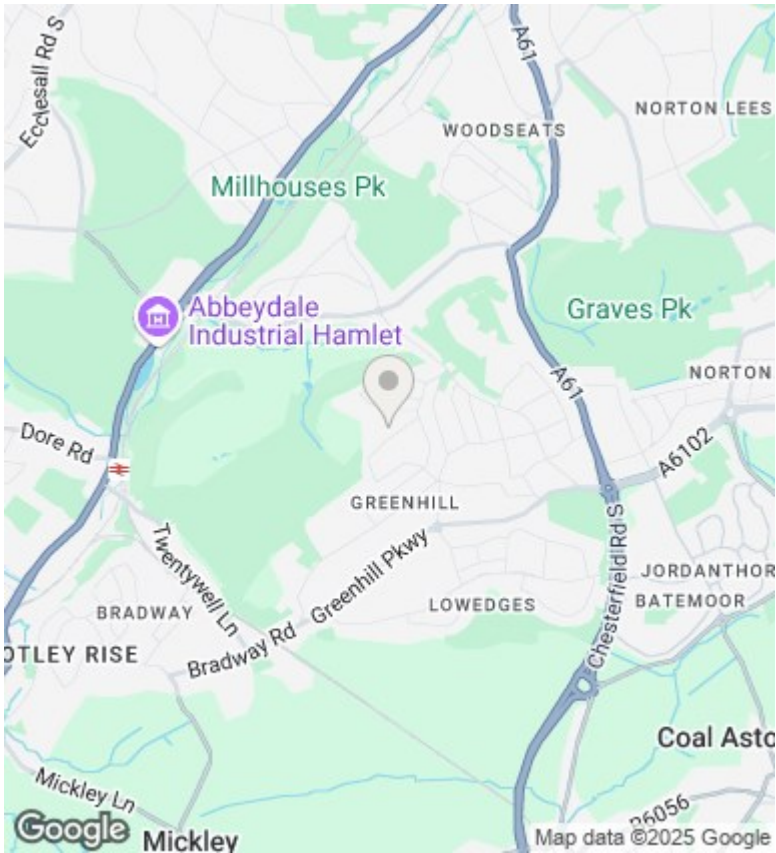
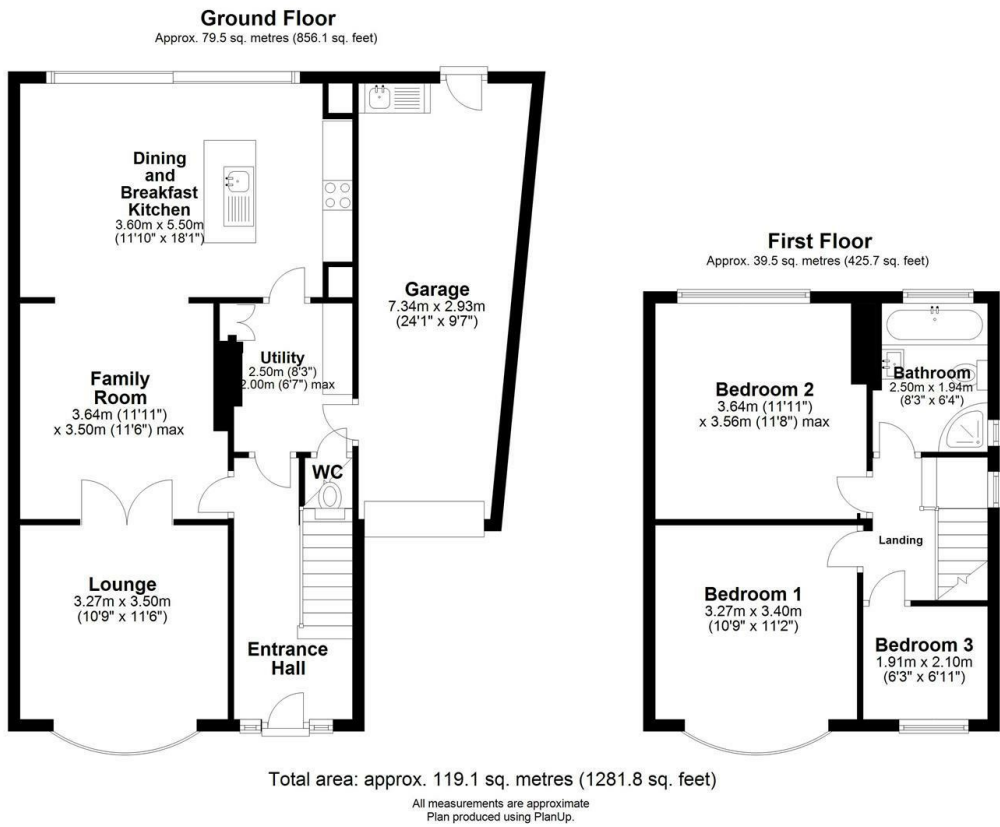
An enclosed and private rear garden with; Doors opening from the family room to a full width artificial turf and slate beds, with outdoor kitchen area; A low retaining wall and steps continue to the upper level of the garden, which is laid to lawn. Hedge borders and mature planting edge the lawn;

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	65	
(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 