



Green Lane Wharncliffe Side Sheffield S35 0BL
Asking Price £324,950

St Luke's
Sheffield's Hospice

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**** FREEHOLD ** SOUTH EAST FACING REAR GARDEN **** Enjoying attractive views and within close proximity to countryside is this spacious, four bedroom detached property which enjoys a fully enclosed rear garden and benefits from a driveway, garage, uPVC double glazing and gas central heating. A composite entrance door opens into the entrance hall with under stair storage cupboard and access into the kitchen. The kitchen has a range of wall, base and drawer units with complementary work surfaces which incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include electric oven, fridge and freezer. There is plumbing for a washing machine and a wall mounted gas boiler. Access from the kitchen into the dining room which has a sliding door opening into the conservatory. The conservatory enjoys the attractive views and has French doors opening onto the rear garden. From the entrance hall, a single door opens into the lounge with a large window filling the room with natural light. Gas fire set in a stone fireplace. Double doors open into the dining room. From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the airing cupboard and the four bedrooms. The master bedroom benefits from fitted wardrobes, a chest of drawers and a dressing table. Bedroom two again benefits from fitted wardrobes. Bathroom comprising bath with electric shower and wash basin. Separate WC.

- **VIEWING IS A MUST!**
- **FOUR BEDROOM DETACHED PROPERTY**
- **DRIVEWAY & GARAGE**
- **FULLY ENCLOSED SOUTH EAST FACING REAR GARDEN**
- **KITCHEN, LOUNGE & DINING ROOM**
- **EXCELLENT LOCATION**





OUTSIDE

Driveway which leads to the garage with up and over door and benefiting from electric and lighting. Front lawn. Access down the side of the property leads to the fully enclosed rear garden which is mostly laid to lawn with a patio.

LOCATION

The villages of Wharncliffe Side and Oughtibridge are close by with local amenities including a Co-op. Good local schools. A short car journey into Stocksbridge and Fox Valley Shopping Centre as well as Sheffield City Centre with its excellent amenities, Universities and Hospitals. Good motorway links and public transport. Train station 25 minute journey. Beautiful county walks including Ewden Dam.

NOTES

The property is Freehold and currently Council Tax Band E.

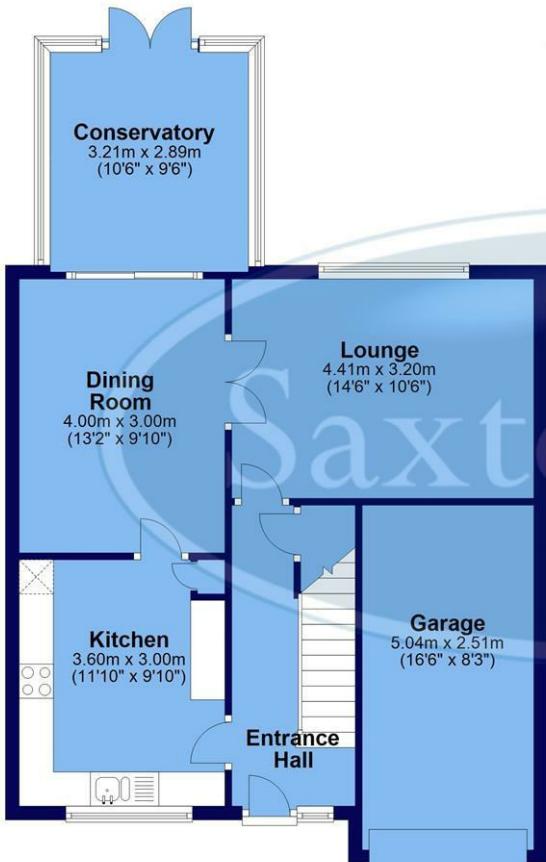
VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.

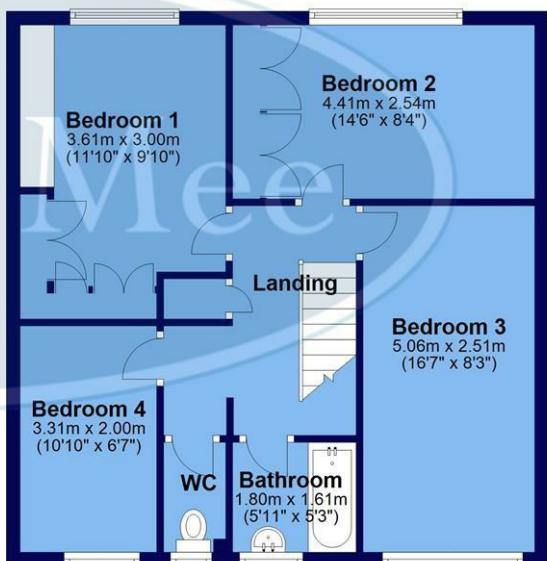
Ground Floor

Approx. 69.1 sq. metres (743.4 sq. feet)



First Floor

Approx. 57.9 sq. metres (623.0 sq. feet)



Total area: approx. 126.9 sq. metres (1366.5 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A) plus	A
(B)	B
(C)	C
(D)	D
(E)	E
(F)	F
(G)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A) plus	A
(B)	B
(C)	C
(D)	D
(E)	E
(F)	F
(G)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales