

Saxton Mee

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SOLD
subject to contract
Residential



Nether Avenue Grenoside Sheffield S35 8PW
Guide Price £260,000

St Luke's
Sheffield's Hospice

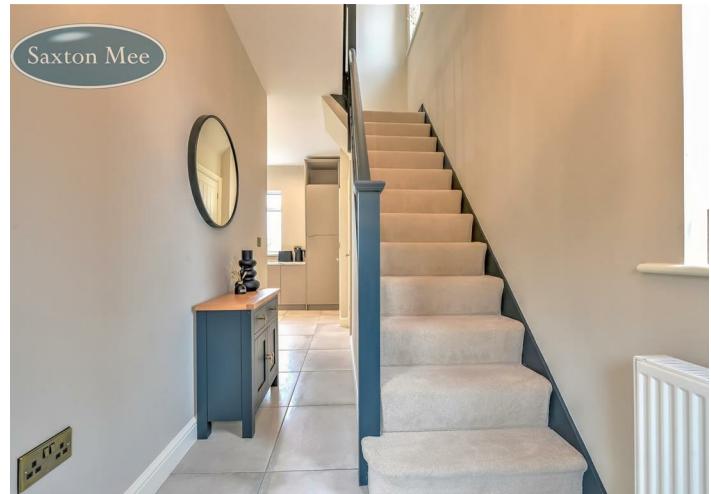
Nether Avenue

Sheffield S35 8PW

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GUIDE PRICE £260,000-£270,000 ** COMPLETELY RENOVATED THROUGHOUT TO A HIGH STANDARD ** Enjoying stunning rear views is this three bedroom, semi detached property which benefits from landscaped gardens to both the front and rear, a driveway providing off-road parking, uPVC double glazing and gas central heating throughout. The property has undergone a scheme of modernisation by the current owner including a new kitchen and bathroom. In brief, the well presented living accommodation comprises: front door which opens into the spacious entrance hallway with an under stair storage cupboard. Access into the lounge and kitchen. The lounge has a lovely bay window allowing lots of natural light. The modern kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven, microwave, dishwasher and fridge freezer. Rear entrance door. A door opens into the useful utility area with space for a stackable washing machine and tumble dryer. From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three bedrooms and the bathroom. The master bedroom to the front has a bay window. Double bedroom two enjoys the fantastic countryside views. Bedroom three is front facing. The modern bathroom comes with a three piece suite and includes a bath with overhead shower, WC and wash basin set in a vanity unit.

- EARLY VIEWING ADVISED
- THREE BEDROOM SEMI
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- COMPLETELY RENOVATED BY THE CURRENT OWNER
- STUNNING VIEWS OVER OPEN COUNTRYSIDE





OUTSIDE

A wall encloses the front garden. A driveway to the side leads to the rear and the landscaped garden which is mainly laid to lawn.

LOCATION

Numerous walks are on the doorstep including Birley Edge and Grenowoods, the Peak District National Park a short drive away. Numerous schools, parks, shops, Fox Valley Retail Park & supermarkets are within close proximity. Transport links are excellent, including access to many commuter routes & the motorway network.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax B.

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.

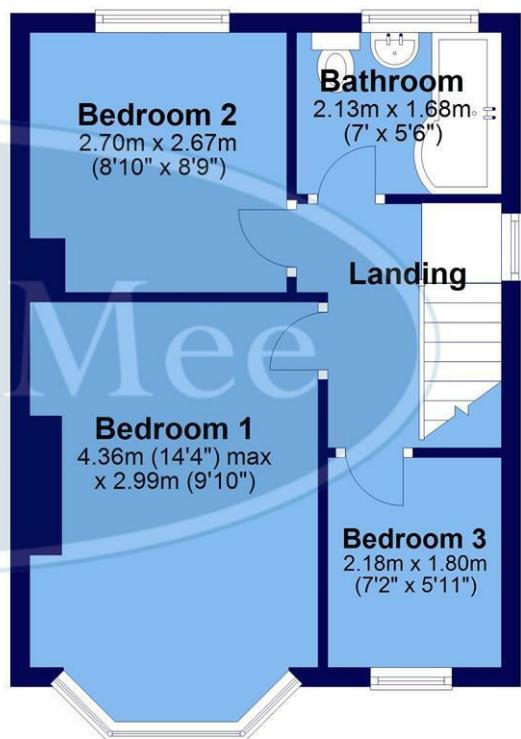
Ground Floor

Approx. 32.7 sq. metres (351.6 sq. feet)



First Floor

Approx. 32.7 sq. metres (351.6 sq. feet)



Total area: approx. 65.3 sq. metres (703.2 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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