



The Frostings Grenoside Sheffield S35 8NZ  
Guide Price £240,000



# The Frostings

Sheffield S35 8NZ

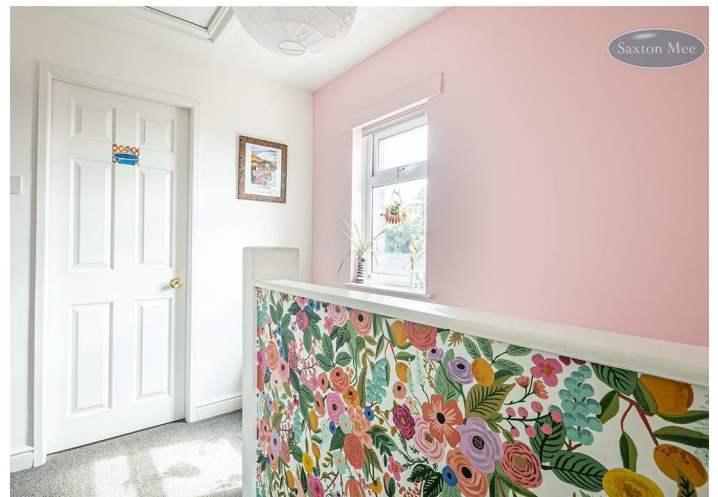
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GUIDE PRICE £240,000-£250,000 \*\* FREEHOLD \*\* Welcome to this charming three bedroom semi-detached property situated on this quiet cul-de-sac, the property benefits from a fully enclosed rear garden and benefits from a driveway providing off-road parking for two cars, uPVC double glazing and gas central heating. Tastefully decorated throughout, the well presented living accommodation comprises front door which opens into the entrance hall with access into the lounge and the kitchen/diner. The lounge has a large front window allowing natural light and has attractive oak flooring. The fabulous open plan kitchen/diner has a range of wall, base and drawer units with contrasting oak work surfaces which incorporate the sink, drainer and the five ring gas hob with extractor above. Integrated appliances include an electric oven and fridge freezer. There are uPVC French doors which open onto the rear garden, an under stair storage cupboard and access into a porch with a good size store room and useful storage cupboard. From the entrance hall, a staircase rises to the first floor landing with access into the three good size bedrooms and the bathroom. The master is front facing and benefits from fitted storage. Double bedroom two over looks the rear garden and again benefits from fitted storage. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE GOOD SIZE BEDROOMS
- LOUNGE & A GENEROUSLY PROPORTIONED KITCHEN/DINER
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- FULLY ENCLOSED REAR GARDEN
- LOVELY LOCATION ON A CUL-DE-SAC POSITION
- COUNTRY WALKS NEAR-BY
- AMENITIES & LOCAL SCHOOLS CLOSE-BY
- EASY ACCESS TO SHEFFIELD CITY CENTRE







## OUTSIDE

A driveway to the front of the property provides off road parking for up to two cars. Fully enclosed rear garden including lawn and patio areas, backing onto woodland and open space.

## LOCATION

Situated on this quiet cul de sac in the popular residential area of Grenoside. Beautiful walks close by. Excellent amenities including delicatessen, post office, butcher, pubs etc. Regular public transport. Good local schools. Easy access to motorways.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

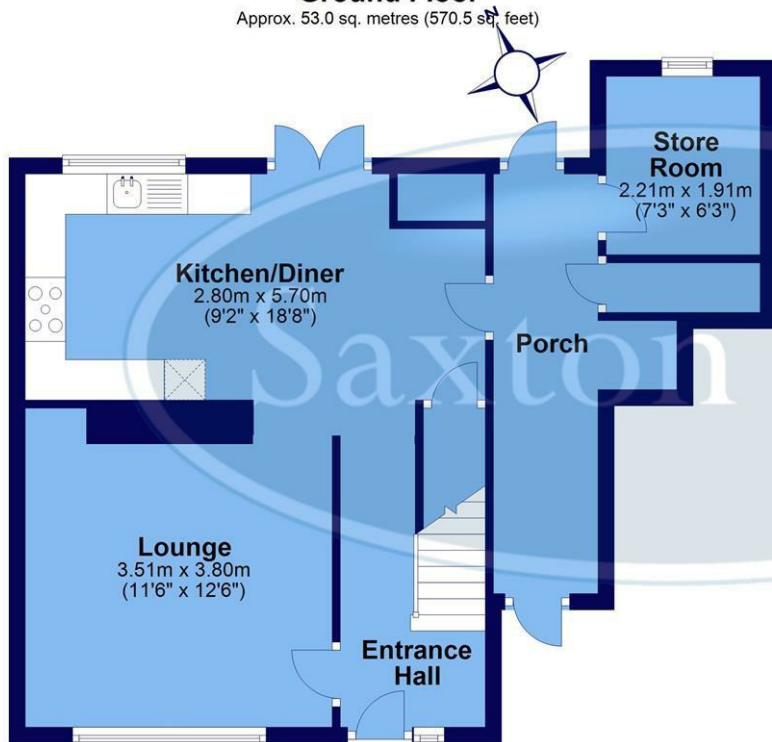
## VALUER

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.

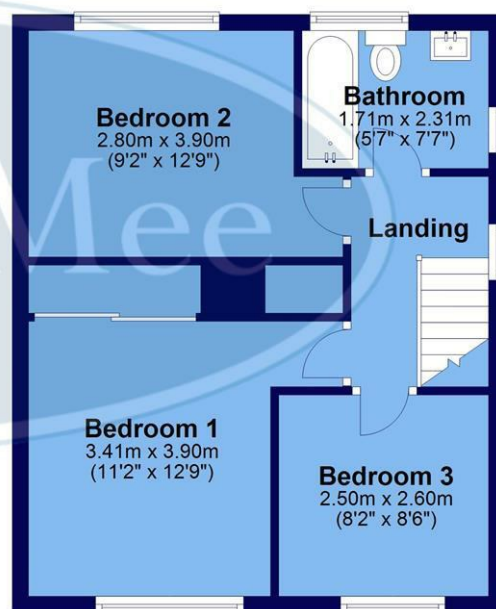
## Ground Floor

Approx. 53.0 sq. metres (570.5 sq. feet)



## First Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



Total area: approx. 92.9 sq. metres (1000.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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