

Saxton Mee



Grenoside Mount Grenoside Sheffield S35 8SL
Asking Price £260,000

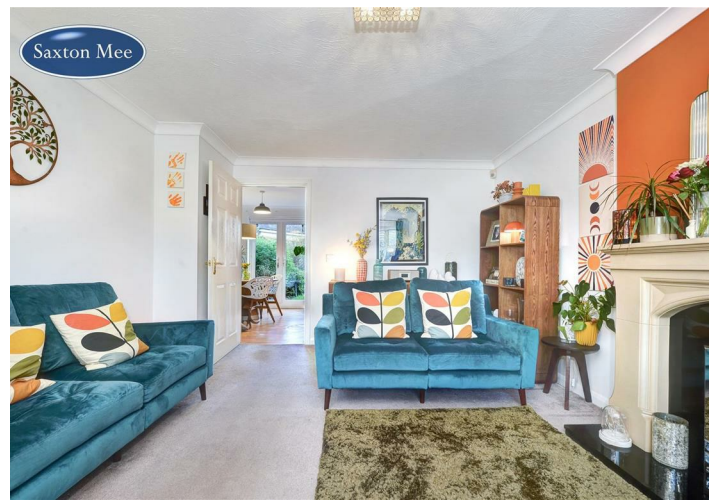
Grenoside Mount

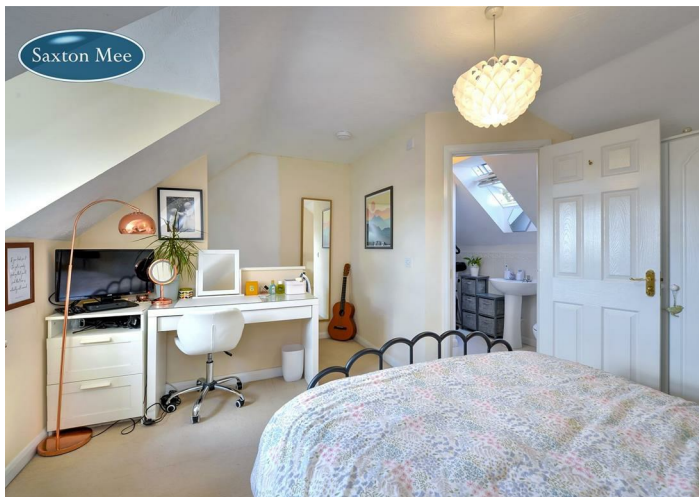
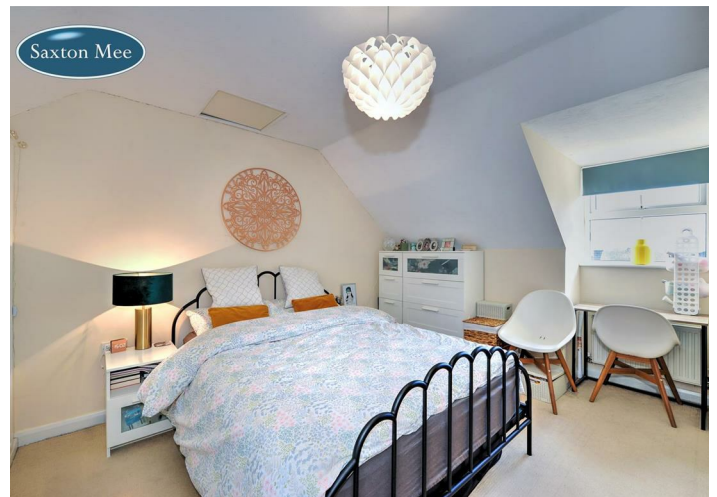
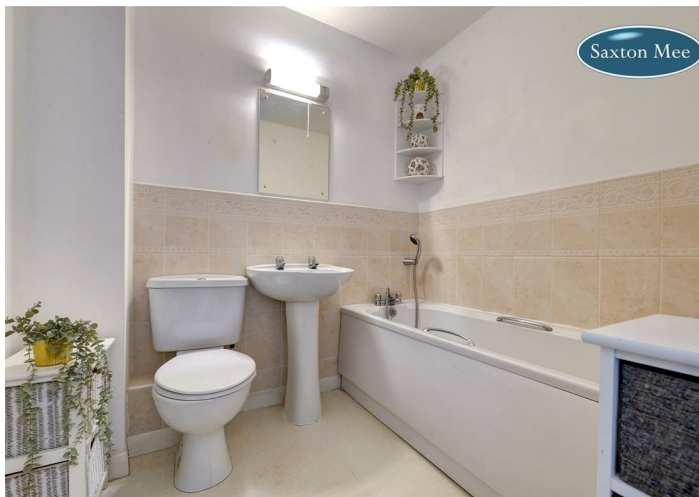
Sheffield S35 8SL

Asking Price £260,000

**** FREEHOLD **** Situated on this quiet cul-de-sac is this well presented, three bedroom, two bathroom semi detached property which enjoys a lovely rear garden and benefits from an allocated car parking space, uPVC double glazing and gas central heating. Located in the sought after commuter location of Grenoside, the property is within walking distance to local amenities, surrounded by reputable schools, a stones throw from the local countryside, minutes away from the M1 and with direct roads leading to Sheffield, Barnsley and Rotherham. Set over three spacious levels the living accommodation briefly comprises: front door which opens into the entrance hall with access into the lounge. This well proportioned room has a lovely bay window allowing lots of natural light, while the focal point is the period fire surround, marble hearth and insert with a living flame gas fire. A door then leads into the open plan kitchen and dining area. The kitchen has a modern and contemporary range of wall, base and drawer units with attractive work surfaces which incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include a dishwasher, double oven, fridge and freezer along-with plumbing for a washing machine. Laminate flooring flows into the dining area which has uPVC French doors opening onto the rear garden. There is also access to a downstairs WC. From the entrance hall, a staircase rises to the second floor with access into two bedrooms and the principal bathroom. Bedroom two has two windows which enjoy the pleasant aspect and also benefits from fitted wardrobes. Good size bedroom three is front facing. The bathroom comes with a three piece suite including bath with shower attachment, WC and wash basin. A further staircase rises to the second floor and the master bedroom which comes with an en suite shower room along-with built in wardrobes and a Velux window..

- EARLY VIEWING ADVISED
- LOVELY FAMILY HOME
- THREE GOOD SIZE BEDROOMS
- ALLOCATED PARKING SPACE
- DOWNSTAIRS WC
- FULLY ENCLOSED REAR GARDEN





OUTSIDE

Allocated car parking space. To the rear is a fully enclosed garden which includes a patio beyond which is a good sized lawn with beautiful planted borders with an abundance of shrubs and plants. Substantial garden shed. To the front is a lawn planted border.

LOCATION

The property is within walking distance to local amenities, surrounded by reputable schools, a stones throw from the local countryside, minutes away from the M1 and with direct roads leading to Sheffield, Barnsley and Rotherham.

MATERIAL INFORMATION

The property is Freehold and is currently Council Tax Band C.

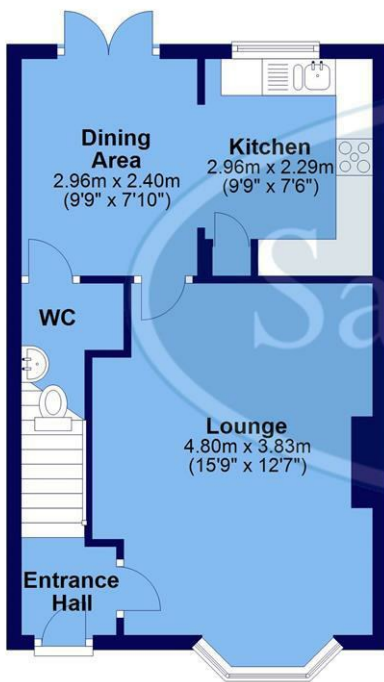
VALUER

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.

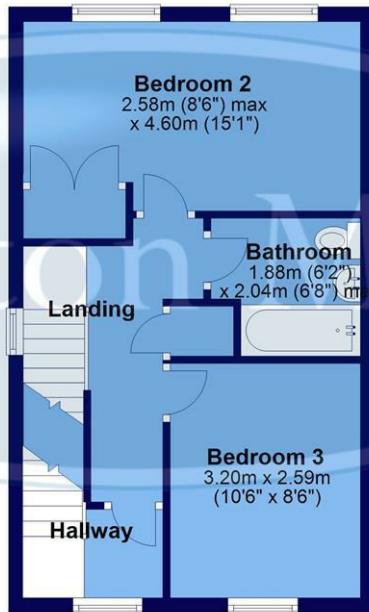
Ground Floor

Approx. 37.6 sq. metres (404.2 sq. feet)



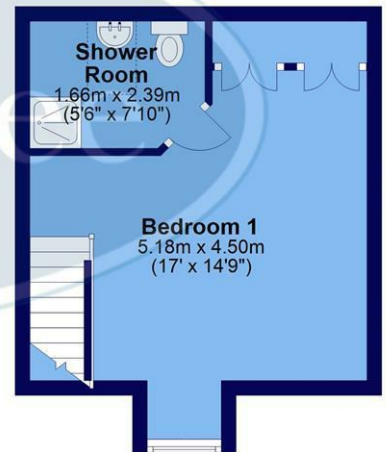
First Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



Second Floor

Approx. 23.3 sq. metres (251.2 sq. feet)



Total area: approx. 94.1 sq. metres (1012.8 sq. feet)

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

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