



Green Lane Ecclesfield Sheffield S35 9WY
Guide Price £315,000

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GUIDE PRICE £315,000-£325,000 ** FREEHOLD ** SOUTH FACING REAR GARDEN ** Situated in this popular residential area is this spacious and effectively extended, four bedroom, two bathroom semi detached property which enjoys a south facing rear garden and benefits from a gated driveway, garage, uPVC double glazing and gas central heating.

Decorated in neutral tones, the well presented living accommodation briefly comprises: enter through a front uPVC door into the entrance hall with an under stair storage cupboard. Access into the open plan lounge/dining room and the kitchen/breakfast room. The open plan lounge/dining room has a bay window allowing natural light, while the newly fitted cast-iron log burner set on a slate hearth is the focal point of the room. A large opening then leads into the extended garden room, this bright and airy room has an insulated roof, and uPVC French doors opening to the rear garden. The kitchen/breakfast room has a range of wall, base and drawer units with contrasting worktops which incorporate the sink and drainer. There is space for a Range cooker with extractor above, an American style fridge freezer, along with housing and plumbing for a washing machine.

From the entrance hall, a staircase rises to the first floor landing with access into a partly boarded loft space via pull-down ladders, the four bedrooms and the family bathroom. The principal has the added advantage of a dressing room and a four piece suite bathroom with walk-in shower, bath, WC and wash basin set in a combination unit. Double bedroom two is the front aspect and has fitted wardrobes. Double bedroom three is to the rear and again has fitted wardrobes. Bedroom four is to the front aspect. The bathroom has a three piece suite including bath with electric shower, WC and wash basin.

- VIEWING IS A MUST
- FOUR BEDROOM, TWO BATHROOM SEMI DETACHED PROPERTY
- PRINCIPAL BEDROOM WITH DRESSING ROOM & FOUR PIECE BATHROOM
- OPEN PLAN LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- EXTENDED GARDEN ROOM
- SOUTH FACING REAR GARDEN
- GATED DRIVEWAY
- GARAGE
- EFFECTIVELY EXTENDED & SPACIOUS ACCOMMODATION





OUTSIDE

A low wall encloses a front garden. A gated driveway leads to the garage with up and over door, power, lighting and houses the gas boiler. The fully enclosed south facing rear garden has a lawn and seating area.

LOCATION

Located within walking distance of an array of amenities, surrounded by reputable schools, serviced by good public transport links, a short drive to the M1, with direct roads leading to the Northern General Hospital, Meadowhall, Sheffield Centre, Rotherham and Barnsley.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

VALUER

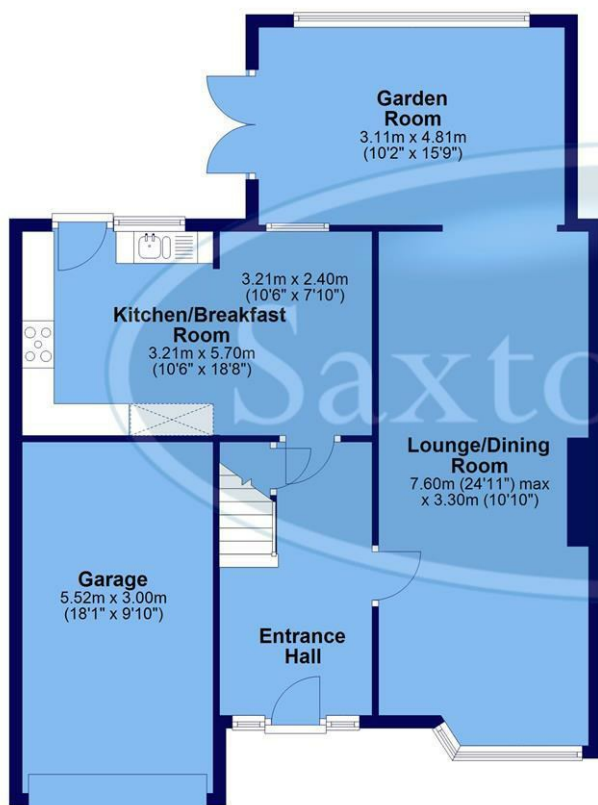
Greg Ashmore MNAEA

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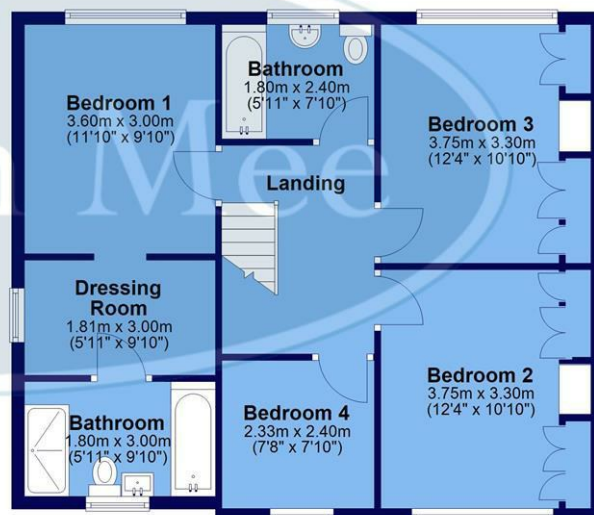
Ground Floor

Approx. 87.8 sq. metres (944.6 sq. feet)



First Floor

Approx. 67.0 sq. metres (721.6 sq. feet)



Total area: approx. 154.8 sq. metres (1666.1 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

