



Frostings Close Grenoside Sheffield S35 8NT
Guide Price £180,000

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GUIDE PRICE £180,000-£190,000 Situated near the end of this quiet cul-de-sac position is this two double bedroom, bay fronted semi detached property which enjoys gardens to both the front and rear and benefits from a driveway, uPVC double glazing and gas central heating throughout. In brief, the well presented accommodation comprises: a newly fitted composite entrance door opens into the entrance lobby which in turn opens into the galley style kitchen having a range of wall, base and drawer units. Integrated appliances include fridge, dishwasher and electric oven. Four ring gas hob with extractor above. Attractive pine flooring. uPVC double doors open into the garden room with a further uPVC door opening onto the wooden decked terrace. A further door gives access into the side entrance lobby providing excellent storage and the utility room with WC, wall and base units and housing and plumbing for a washing machine. From the kitchen a door gives access into the open plan lounge/dining room with a large front bay window and rear uPVC doors which open onto the rear garden and fill the room with natural light. The focal point of the room is the electric fire set in the attractive fireplace. Original pine flooring. From the kitchen a staircase rises to the first floor landing with access into the useful loft space, two good size bedrooms, the master benefiting from a storage cupboard over the stairs and the bathroom having a white suite comprising bath with overhead shower, WC and wash basin.

- VIEWING RECOMMENDED
- WELL PRESENTED ACCOMMODATION
- TWO DOUBLE BEDROOMS
- LARGE GARDEN ROOM
- UTILITY ROOM WITH WC
- QUIET CUL-DE-SAC POSITION





OUTSIDE

To the front is a low wall enclosing the lawn garden with a block paved driveway to the side. To the rear is a fully enclosed garden which is mostly laid to lawn and includes a wooden decked terrace with planted borders. Greenhouse.

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.

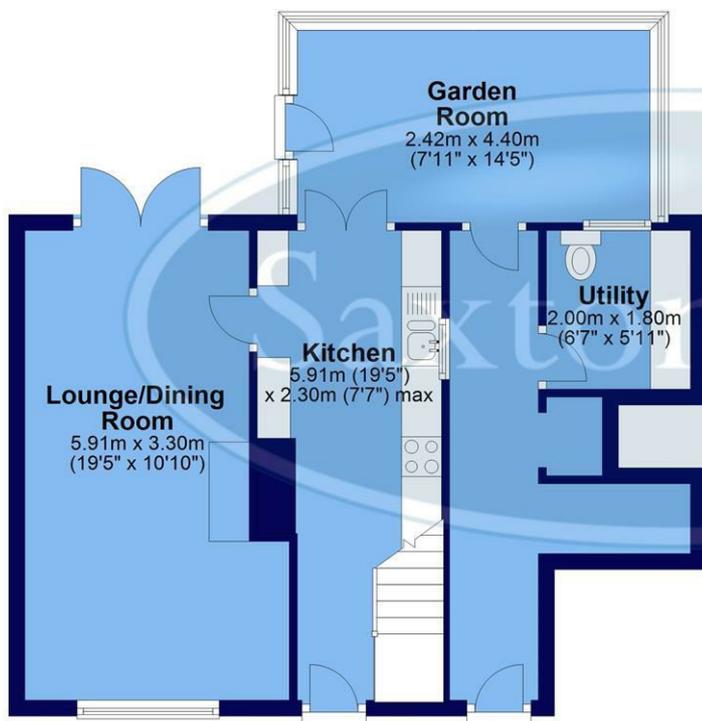
VALUER

Greg Ashmore MNAEA

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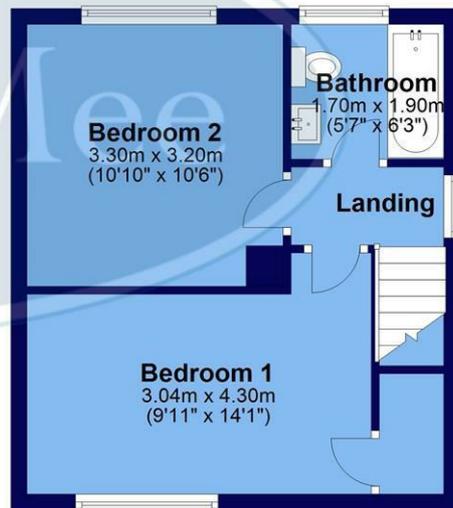
Ground Floor

Approx. 55.4 sq. metres (596.0 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.9 sq. feet)



Total area: approx. 86.1 sq. metres (926.9 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(41-38)	F		
(1-2)	G		
Not energy efficient - higher running costs			
England & Wales		65	80
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-50)	C		
(35-40)	D		
(15-14)	E		
(11-10)	F		
(1-2)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	