
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
18, Grove Road, Sheffield, S7 2GZ

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Description

The houses on Grove Road are often admired and prove very popular when they eventually come on the market. It is one of those roads that people aspire to live on and number 18 does not disappoint. The attractive 1920's architecture which includes stone elevations beneath a pitched, Rosemary tiled roof and the deep front garden combine to provide an excellent first impression and this continues inside. The welcoming hallway serves the front facing lounge, a utility/W.C and opens into the spacious dining kitchen. The kitchen diner is the perfect setting for entertaining and family life and enjoys a fine outlook over the pretty rear garden. On the first floor there are four double bedrooms and a family bathroom and the loft conversion has created an outstanding principal suite that includes a dressing area, pleasant views and its own ensuite shower room. Externally there are lovely gardens to both the front and rear, a driveway providing off road parking for at least two cars and a garage (that requires renovations). The EPC rating is boosted via solar panels to the roof and this helps to keep costly utility bills down. All in all a superb property which is complemented by an outstanding and very desirable location.

- ELR Premium Sale - Buyers fees of £595 including VAT will apply.
- Five good bedrooms, all can be described as doubles.
- Open plan dining kitchen with a modern fitted kitchen featuring an Island unit and plenty of space for dining.
- Sitting room with bay window and a wood burning stove helping to create a warm and cosy feel in the colder months of the year.
- Two bath/shower rooms including a smart ensuite to the principal bedroom.
- Wide and welcoming reception hall with separate utility/W.C.
- Off road parking for at least two cars leading to a single garage and store (requiring renovations).
- Lovely gardens to both the front and rear with a mature Fig Tree in the front garden and a sun terrace in the rear.
- Freehold and Council Tax Band E.
- Modern loft insulation, partial double glazing and gas central heating combine to produce an EPC rating of C73















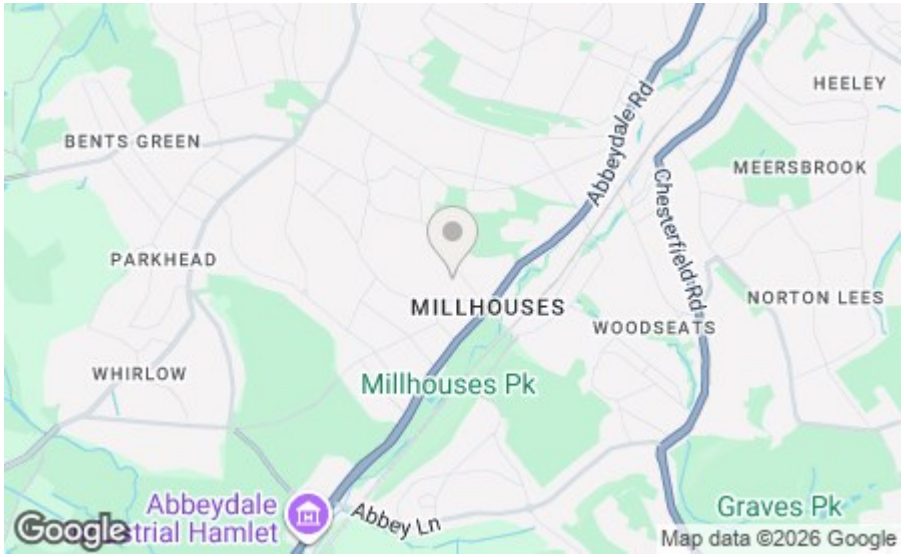


Total area: approx. 188.7 sq. metres (2030.7 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

18 Grove Road





Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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