



## Greengate Lane, High Green, Sheffield, S35

**NO CHAIN!!** Call our sales team to arrange your viewing on this deceptive spacious and ready to move into three bedroom semi-detached property situated in a popular area. Offering downstairs WC and double driveway. With fantastic road links to Sheffield and the Peak District and within close proximity to a good choice of local schools! Ideal for first time buyers or small families!

**Asking Price Of £170,000**

- CHAIN FREE!
- THREE DOUBLE BEDROOMS
- SEMI-DETACHED
- DOWNSTAIRS WC
- DECEPTIVELY SPACIOUS





## Property Description

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### HALLWAY

Enter through UPVC door into bright and welcoming hallway with neutral decor and vinyl flooring. Ceiling light, radiator and obscure glass window. Hardwired smoke alarm, burglar alarm unit and telephone point. Stair rise to first floor landing and doors to downstairs WC, kitchen/diner and lounge.

### DOWNSTAIRS WC

3' 2" x 4' 3" (0.99m x 1.30m)

Comprising of WC and wash basin. Ceiling light, vinyl flooring, mirror and extractor fan.



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### KITCHEN/DINER

10' 2" x 14' 1" (3.10m x 4.30m)

A good sized kitchen/diner fitted with ample wall and base units, contrasting worktops and tiled splash backs. One and a half stainless steel sink with drainer. Oven, hob and chimney hood extractor fan. Under counter space for washing machine, fridge and space for full height fridge/freezer. Spot lighting, radiator and vinyl flooring. Window to the front, carbon monoxide detector and cupboard housing combi boiler.

### LOUNGE

17' 0" x 11' 1" (5.19m x 3.39m)

A generous sized lounge with neutral decor and carpet flooring. Ceiling light, radiator and TV point. Telephone point, satellite TV cable and TV coaxial point. Window and patio doors to rear.



### STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light and loft access. Doors to three bedrooms and bathroom.

### BEDROOM 1

8' 6" x 11' 5" (2.61m x 3.50m)

A generous sized double bedroom with neutral decor and carpet flooring. Ceiling light, radiator, telephone point and window to the rear.

### BEDROOM 2

8' 1" x 11' 5" (2.47m x 3.50m)

A second rear facing double bedroom with neutral decor and carpet flooring. Ceiling light, radiator, TV coaxial point and window.



### BEDROOM 3

14' 1" x 7' 5" (4.30m x 2.27m)

A third double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window to thee front.

### BATHROOM

9' 6" x 10' 5" (2.90m x 3.20m)

A spacious bathroom comprising of bath with over head electric shower, pedestal sink and close coupled WC. Spot lighting, radiator, extractor fan and obscure glass window. Part tiled walls and vinyl flooring.

### OUTSIDE

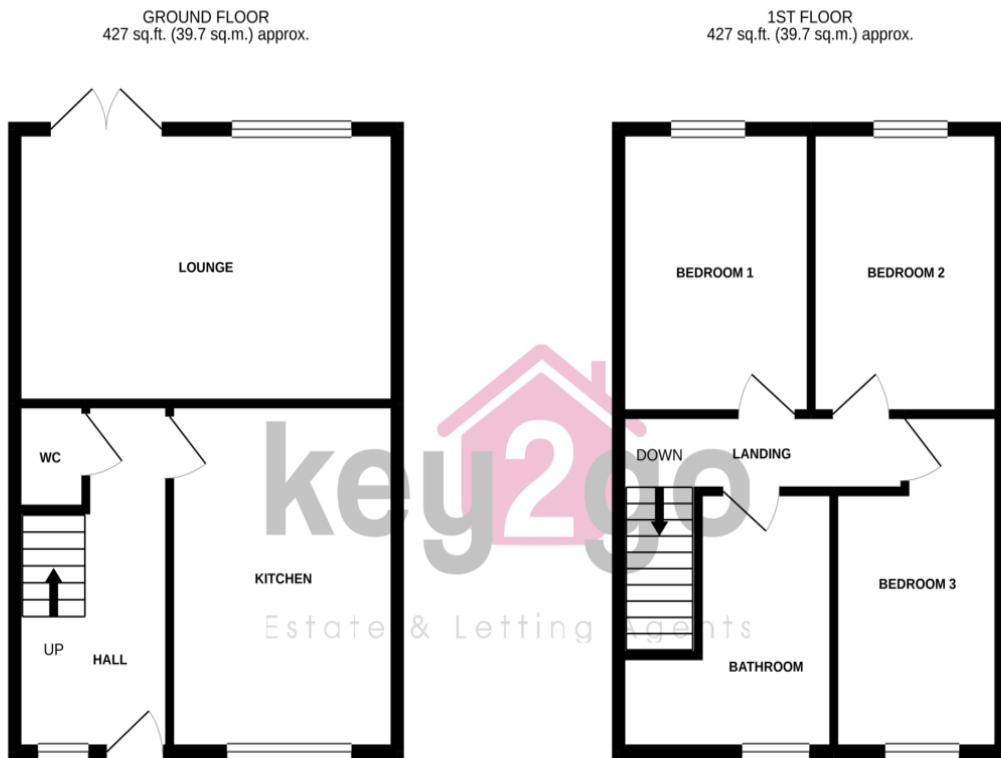
To the front of the property is a lawn and low rise wall to boundaries. Satellite dish and garden path leading to front door and side of property. To the rear of the property is a lawn and driveway with off road parking for two cars.



### PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER FITTED IN 2013

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TOTAL FLOOR AREA : 854 sq.ft. (79.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Tenure

Leasehold

## Council Tax Band

B

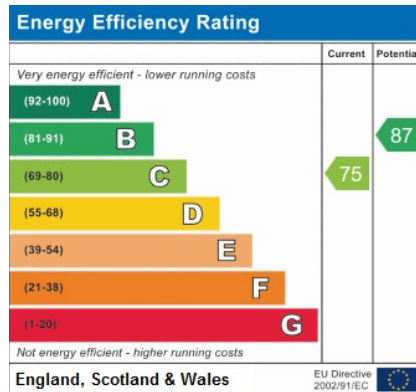
## Viewing Arrangements

Strictly by appointment

## Contact Details

38a High Street  
 Mosborough  
 Sheffield  
 South Yorkshire  
 S20 5AE

www.key2go.co.uk  
 enquiries@key2go.co.uk  
 0114 2478819



Address:  
 Greengate Lane, High Green, S35

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

