



Greengate Lane, High Green, Sheffield

PRICE: £185,000

- EXTENDED TO REAR
- OPEN PLAN KITCHEN
- 3 BEDROOMS
- GARAGE
- ENCLOSED GARDEN
- SOUGHT AFTER LOCATION
- LOCAL SERVICES & FACILITIES
- OPEN COUNTRYSIDE

A well proportioned 3 bedroom home with a single storey extension to the rear resulting in a spacious living kitchen; benefiting from a garage and located within a popular location, well served by local facilities whilst within close proximity to open countryside and the M1 motorway network.

Viewing: Contact the agents

Appointment date/time:

Draft brochure - awaiting approval

Accommodation Comprises

A well proportioned three bedroom semi-detached house enjoying a single storey extension to the rear, resulting in a spacious open plan living kitchen. The property has an enclosed garden, a garage, benefits from gas central heating and double glazing, is positioned within a popular location, within walking distance of local services and amenities, open countryside and Grenoside woods, whilst only a short drive from the M1 motorway network.

A double glazed Composite entrance door opens into the reception hall.

RECEPTION HALL

Which has a radiator, a full height window to the front, a further double glazed window to the side aspect and a stair case which gives access to the first floor.

LOUNGE

15' 4" x 13' 4" (narrowing to 10'6") (4.67m x 4.06m)

A well proportioned front facing reception room, with a double glazed window, a radiator, decorative coving to the ceiling and a feature Adams style fireplace with a tiled inset and hearth, which is home to a Living Flame electric fire. A cupboard beneath the stairs provides useful storage.

BREAKFAST KITCHEN

10' 4" x 16' 4" (3.15m x 4.98m)

Has a double glazed window to the side aspect and a part glazed door opening to the rear porch. The room has a radiator, partial tiling to the walls and is presented with furniture comprising base and wall cupboards, with a work surface that incorporates a stainless steel single drainer sink unit. There is plumbing for an automatic washing machine, a gas cooker point, space for a fridge freezer and a two seater breakfast bar. Open plan access is gained to a dining area.

DINING AREA

11' 4" x 7' 6" (3.45m x 2.29m)

Has coving to the ceiling, a window looking through into the porch, a radiator and a double glazed window to the rear aspect which overlooks the garden.

FIRST FLOOR LANDING

Has an Opaque double glazed window to the side aspect, coving to the ceiling and provides access to the loft space.

BEDROOM ONE

14' 8" x 8' 0" (Measurements taken to the wardrobe fronts) (4.47m x 2.44m)

A well proportioned front facing double bedroom, with a double glazed window, a radiator and fitted wardrobes to the expanse of one wall.

BEDROOM TWO

9' 9" x 10' 5" (2.97m x 3.18m)

A rear facing double room with a radiator and a double glazed window which commands a pleasant outlook.

BEDROOM THREE

11' 0" x 6' 5" (3.35m x 1.96m)

This front facing bedroom incorporates a bulk head storage cupboard above the stairs, has a radiator and a double glazed window.

BATHROOM

Presented with a traditionally styled suite finished in white, comprising a low flush W.C, a wash hand basin and a bath with an electric shower over. The room has partial tiling to the walls, a radiator, coving to the ceiling and an Opaque double glazed window.

EXTERNALLY

To the front aspect of the house is a West facing garden, which is mainly laid to lawn, with shaped flower borders, paved walkways and dwarf walls. To the immediate rear of the property is an enclosed garden with paved walkways stepping down to an artificial grassed area which is enclosed within a walled boundary. To the side of the garden is a driveway, which gives access to the garage.

GARAGE

A single garage with an up and over entrance door, power and lighting.

ADDITIONAL INFORMATION

A leasehold property, with mains gas, electricity, water and drainage.

The lease is for 999 years from 1970 with a ground rent payable of £18.50 p.a. Council Tax Band - B.

DIRECTIONS

From junction 35a of the M1 motorway follow the A616 to the second roundabout and take the first turning onto the A61 (Westwood New Road) which becomes Peniston Road. Continue towards Sheffield and turn left onto Bracken Hill. At the crossroads



proceed straight over onto Hollow Gate which becomes Greengate Lane.



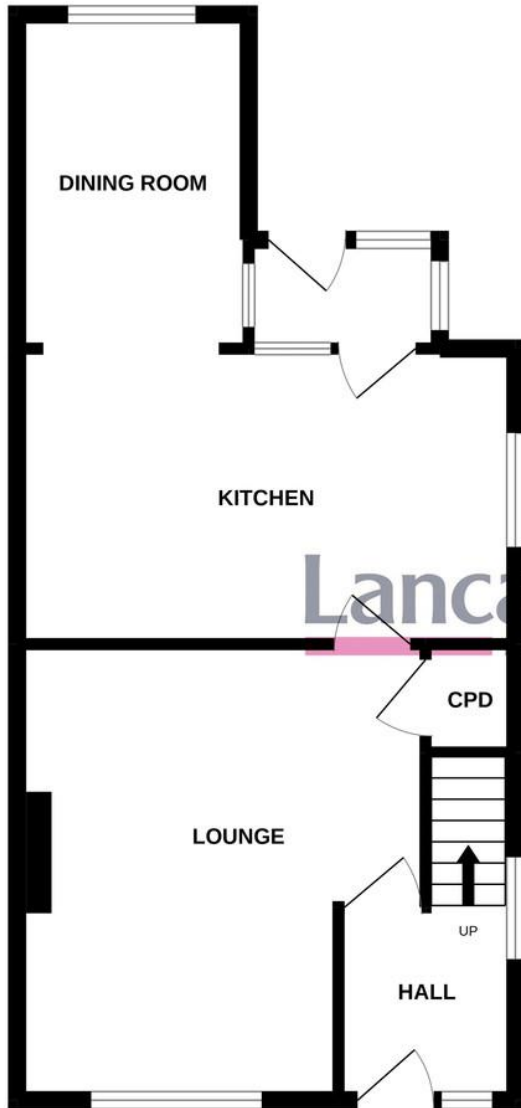
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

GROUND FLOOR



1ST FLOOR



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