

# 35 Greenbank Drive

Sunnyside, Rotherham



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# Home Layout



**Ground Floor**  
Main area: approx. 41.6 sq. metres (448.0 sq. feet)  
Plus garage, approx. 13.8 sq. metres (149.0 sq. feet)



**First Floor**  
Approx. 41.2 sq. metres (443.2 sq. feet)



**Main area: Approx. 82.8 sq. metres (891.2 sq. feet)**  
Plus garage, approx. 13.8 sq. metres (149.0 sq. feet)  
Plan produced using PlanUp.  
Floorplans are to be used as a guide only. All measurements, door and window locations and any items shown are only approximate and should not be relied upon for furnishing.

# Welcome to 35 Greenbank Drive

Welcome to 35 Greenbank Drive a three-bedroom detached home benefiting from no onward chain and a superb location in the sought-after area of Sunnyside, Rotherham, South Yorkshire.

With great proportions and heaps of potential this home is seeking a new owner willing to give it some TLC and unlock its full potential.

This home has a welcoming entrance hall, leading through to a spacious lounge and with south facing bay window. Glass doors lead into the dining room a there's a separate kitchen which has space for your appliances, and whilst practical in its current layout, it also offers scope for improvement, giving you the opportunity to create your dream kitchen.

Upstairs, you'll find a front facing double bedroom with ensuite shower room and a rear facing double bedroom and single bedroom with built in wardrobes. The family bathroom is practical and provides a further opportunity for you to modernize overtime.

Outside, you'll find the rear garden is enclosed, has a lawn, patio and raised bed. The detached single garage offers you space for storage and has a front roller shutter style door. The block paved driveway gives you off street parking for multiple vehicles and the large wooden gates provide privacy and enclosed the rear garden.

To fully appreciate the location and potential of this property contact us today to book your viewing.



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## Key Property Information

<b>Offers in the Region of</b>	£285,000	<b>Tenure</b>	Freehold	<b>EPC Rating</b>	C	<b>Council Tax Band</b>	C
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<b>Property Size</b>	892 sq ft
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Reception Rooms</b>	2
<b>Heating</b>	Gas
<b>Garden</b>	North East
<b>Garage</b>	Single
<b>Garage</b>	149 sq ft
<b>Driveway</b>	Block paved drive with parking for multiple vehicles

Mains Gas, Electricity, Water and Sewage
Local Authority - RMBC
Viewing by appointment only.
No onward chain

We have prepared these property particulars as a general guide of the property. Any uses that require consent that may be mentioned in this marketing can not be guaranteed by the seller, any relevant consents would need to be sorted by the buyer. They are not intended to constitute any part of an offer or contract. Service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. MyPlace makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. If however, you become aware that any information provided to you is inaccurate please inform MyPlace as soon as possible so we can make any necessary correction. The copyright of all details, photographs and floorplans remain exclusive to My Place Property Consultants Ltd

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**Book your appointment to view today**

## Who to Contact



MyPlace Boutique Estate Agency

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## Our Office Hours

Mon – Fri 9.00am – 6.00pm

Weekends & B/Hols 10.00am – 2.00pm

