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Cross House Road, Grenoside, S35 8RX

Asking Price of **£190,000**



# Cross House Road, Grenoside, S35 8RX

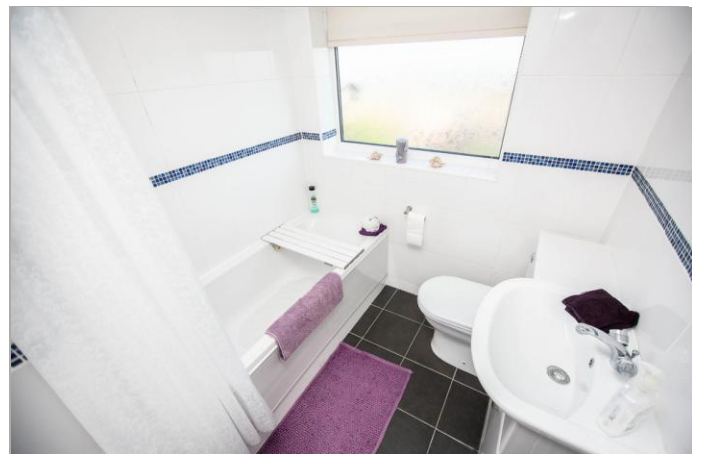
## Overview

- Three Bed Semi-Detached House
- Open Plan Lounge Diner
- Desirable Views
- A Stylish Kitchen
- Large Decked Seating Area
- Garage And Off Street Parking



## Description

A prime location with picturesque views over open grazing land to the front and panoramic reaching views to the rear. This three bedroom semi detached house will make a happy home for a family or couple. Access is gained via a upvc porch that leads into an entrance lobby. Here there are stairs rising to the first floor and access to the lounge diner. The open plan reception room spans the length of the house. The lounge area is positioned to the front aspect with window, television point and an electric fire place. The dining area has a sliding patio door that opens onto the rear garden, ample space for a dining table and access to the kitchen. The kitchen is recently installed and fitted with a range of white fronted units, complementary countertops, a pantry cupboard and a range of integrated appliances. The first floor rooms are accessed by a landing area. Bedroom is a well proportioned double with laminate flooring and a window to the front elevation. The second bedroom is a rear facing double room with breathtaking views over the city. Bedroom three is single room with a window to the front aspect. A family bathroom is made up of a white three piece suite that includes a low level wc, hand wash basin with storage underneath and panelled bath with shower over.



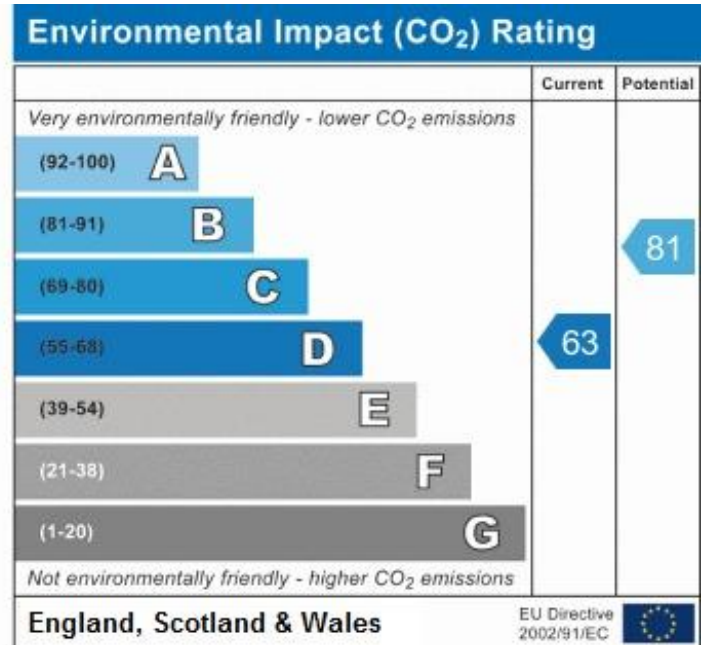
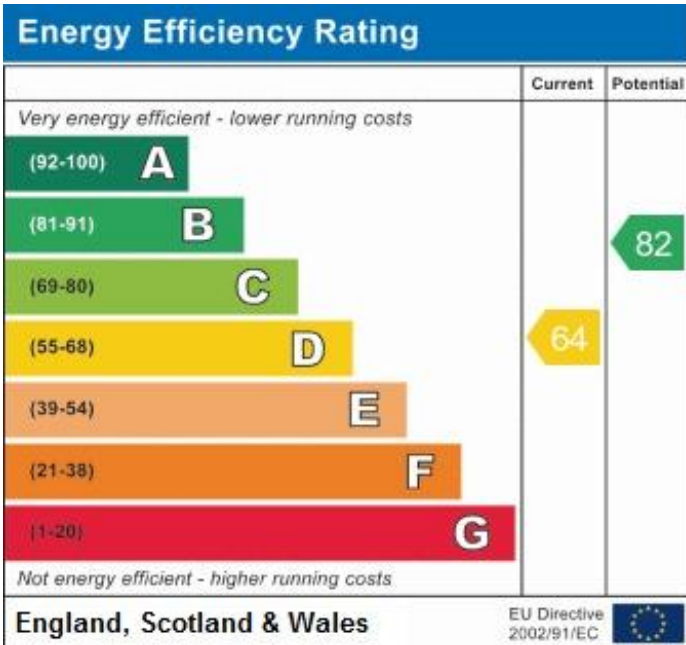


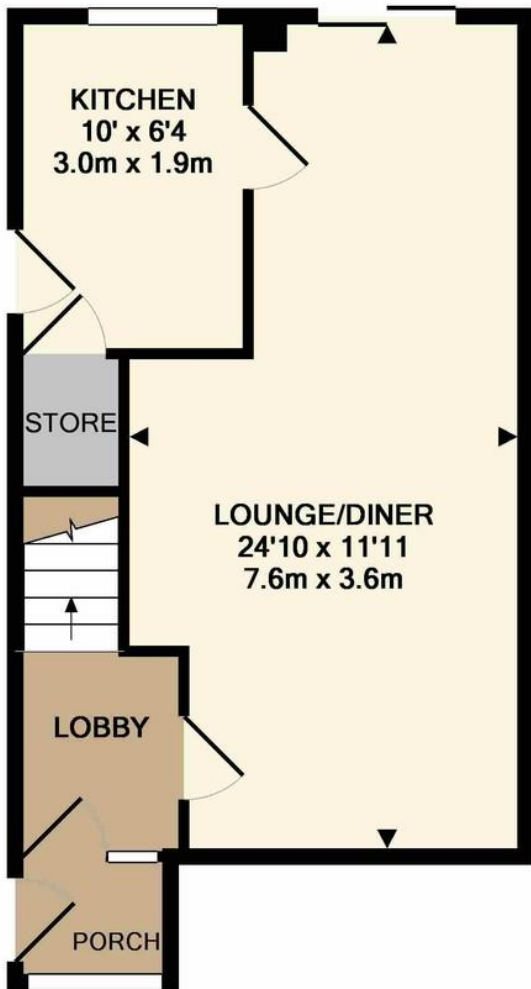


To the front of the house there is hand standing that allows off street parking. Alongside this there is a lawned garden with planted borders. To the rear is a tiered garden with a generous decked seating area accessed straight of the dining area. Included in the sale is a single garage found a short distant from the property with a parking space in front.

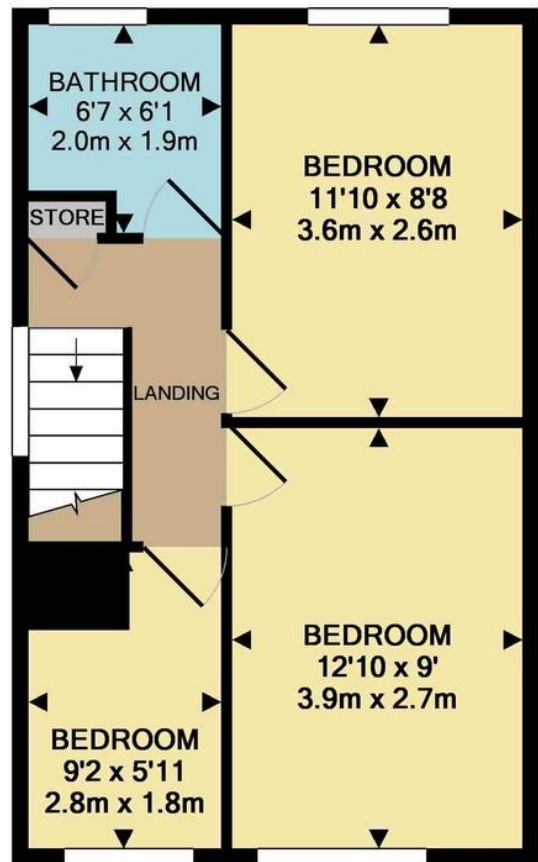
#### LOCATION

Grenoside remains one of Sheffield's most sort after suburb. There are multiple reasons for this including easy access to open countryside, a village community, access to reputable schools and easy access into Sheffield centre. There are a range of local amenities including popular pubs and independent shops.





GROUND FLOOR  
APPROX. FLOOR  
AREA 391 SQ.FT.  
(36.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 367 SQ.FT.  
(34.1 SQ.M.)

38 CROSS HOUSE ROAD, GRENOSIDE, S35 8RX  
TOTAL APPROX. FLOOR AREA 758 SQ.FT. (70.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. C1235

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**PRS** Property Redress Scheme



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