



46 The Frostings, Grenoside, Sheffield, S35 8NZ
Price guide £200,000 to £220,000

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Grenoside

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PRICE GUIDE £200,000-£220,000 Situated at the end of this quiet cul de sac is this recently refurbished three bedroom semi detached property which benefits from having a driveway, uPVC double glazing and gas central heating. Renovations include a brand new fitted open plan dining kitchen, new bathroom, new flooring and redecorated. In brief, the accommodation comprises: entrance hall, lounge with attractive oak flooring, fabulous open plan dining kitchen with oak work surfaces, integrated fridge freezer, electric oven, five gas ring hob and extractor fan, uPVC French doors leading out onto the rear garden, storage cupboard under the stairs, side entrance porch and two useful storage cupboards. First floor: three bedrooms, two benefiting from fitted storage and a brand new fitted bathroom with shower over bath.

- ATTRACTIVE VIEWS
- BRAND NEW KITCHEN
- BRAND NEW BATHROOM
- DRIVEWAY
- THREE BEDROOMS
- FULLY ENCLOSED REAR GARDEN





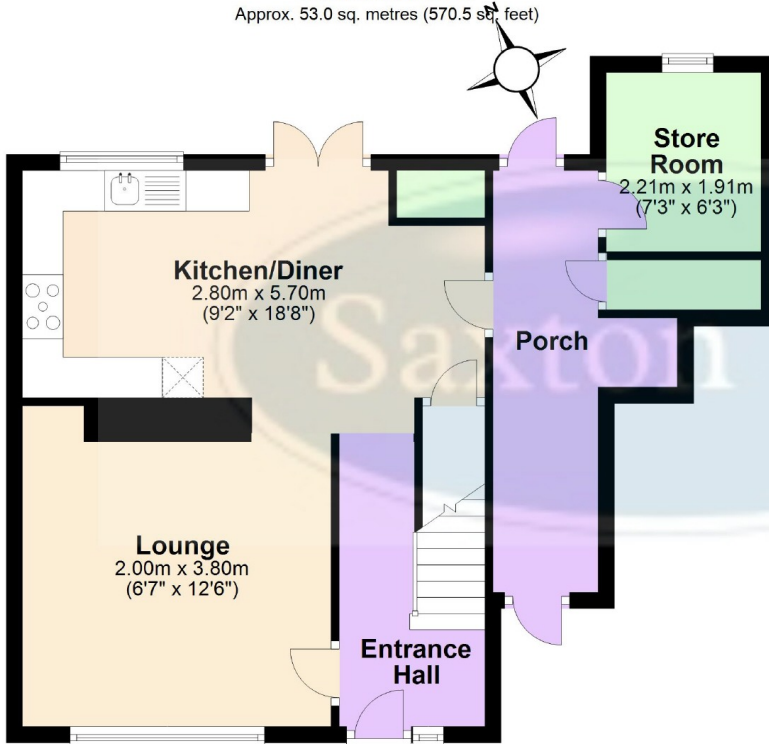
Outside: A driveway provides off road parking for up to two cars. Fully enclosed rear garden including lawn and patio areas, backing onto woodland and open space.

Located: Situated on this quiet cul de sac in the popular residential area of Grenoside. Beautiful walks close by. Excellent amenities including delicatessen, post office, butcher, pubs etc. Regular public transport. Good local schools. Easy access to motorways.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

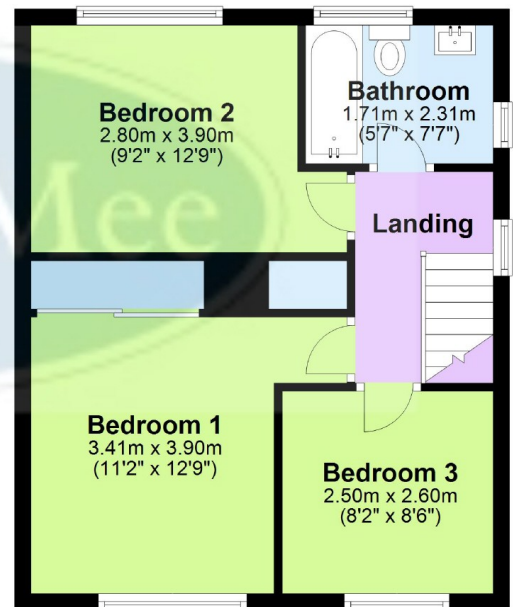
Ground Floor

Approx. 53.0 sq. metres (570.5 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



Total area: approx. 92.9 sq. metres (1000.3 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.
Plan produced using PlanUp.

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