

Saxton Mee



56 Main Street, Grenoside, Sheffield, S35 8PQ  
Price guide £180,000 to £190,000

**St Luke's**  
Sheffield's Hospice

## 56 Main Street

Grenoside

**Price guide £180,000 to £190,000**

PRICE GUIDE £180,000-£190,000 \*\* OFF ROAD PARKING  
\*\* STUNNING REAR VIEWS \*\* Situated in this popular residential area is this largely extended, three bedroom end terrace property which benefits from uPVC double glazing and gas central heating throughout. In brief, the living accommodation comprises: a composite entrance door opens into the entrance hall. Open plan lounge/kitchen, the lounge area benefiting from an under stair storage cupboard and a cast iron multi fuel stove, the kitchen having a range of units, granite work surfaces, housing for a Range cooker, housing and plumbing for a washing machine, a door opens into the rear entrance porch which gives access to the downstairs WC also housing the boiler. Double doors from the lounge/kitchen open into a dining room with attractive wooden flooring and rear uPVC French doors.

- VIEWING RECOMMENDED
- IDEAL FAMILY HOME
- THREE GOOD SIZE BEDROOMS
- POPULAR RESIDENTIAL AREA
- OFF ROAD PARKING





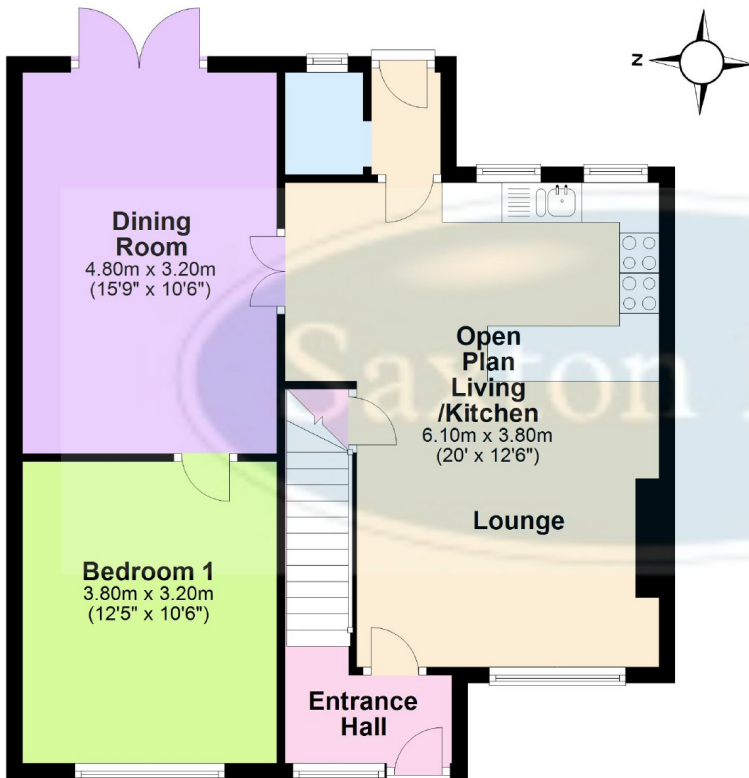
From the entrance hall a staircase rises to the first floor landing: access into the loft space. Three good size bedrooms. Three piece suite bathroom including a freestanding bath with shower above, WC and wash basin.

Outside: To the front is a low wall enclosing a garden. A gate and steps lead to the front entrance door. A private gate gives access to the fully enclosed rear garden including a large garden shed, lawn and large Indian stone patio. Allotments. Wood store. To the rear is an unadopted lane which gives access to a gate which opens for off road parking and potential for a garage/office. Located in this popular village with excellent catchment for schools. Regular public transport. Local butcher and delicatessen. Excellent pubs with restaurants. Beautiful country walks. Easy access to motorway.

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.

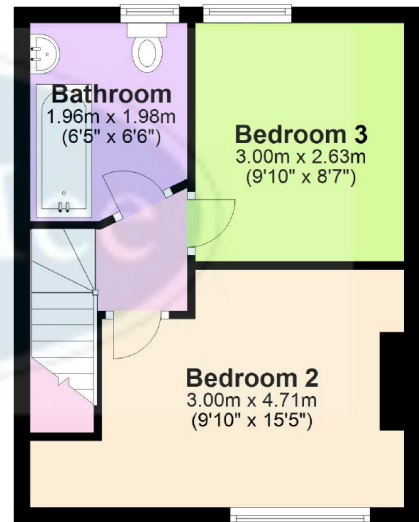
## Ground Floor

Approx. 62.7 sq. metres (674.8 sq. feet)



## First Floor

Approx. 28.7 sq. metres (309.0 sq. feet)



Total area: approx. 91.4 sq. metres (983.9 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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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	84
England & Wales	62

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions A (10-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	84
England & Wales	59