



## Grenoside Grange Close

Grenoside, S35 8LY

Guide Price £150,000 - £180,000

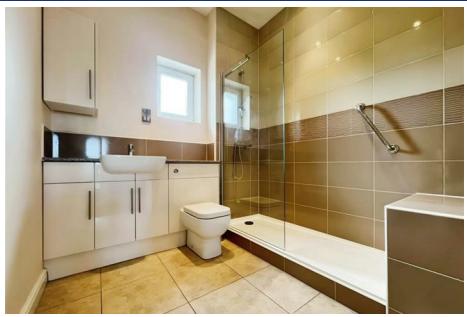


- 2 BEDROOM PENTHOUSE
- OVER 55s DEVELOPMENT
- MODERN FIXTURES AND FITTINGS
- STAIR LIFTS ON HAND IN COMMUNAL AREAS
- ALLOCATED PARKING PLUS GUEST PARKING
- NO UPWARD CHAIN
- GENEROUS DIMENSIONS
- SECURITY IS KEY ON THE TOP FLOOR
- WELL KEPT COMMUNAL GARDENS
- COUNCIL TAX BAND B

# Grenoside Grange Close

Grenoside, S35 8LY

Guide Price £150,000 - £180,000



GUIDE PRICE £150,000 - £160,000. OVER 55s DEVELOPMENT. NO UPWARD CHAIN! Nestled in the serene surroundings of Grenoside Grange Close, this delightful two-bedroom penthouse, on the second floor, offers a unique opportunity for those seeking a tranquil lifestyle in an over 55s development. Built in 2007, the property boasts modern amenities and a contemporary design, ensuring comfort and convenience for its residents.

Located within walking distance of amenities, serviced by good public bus routes, a short drive from the M1 and with direct roads leading to Sheffield city, Barnsley and Rotherham.

As you enter, you are welcomed into a spacious reception room that provides a perfect space for relaxation or entertaining guests. Opening out into the modern kitchen, which is well-equipped, making it ideal for those who enjoy cooking and hosting. The apartment features a stylish bathroom, designed with both functionality and aesthetics in mind.

Situated in a quiet, leafy estate, this property enjoys an elevated position that offers lovely rural views from the bedroom and Juliette balcony in the living room, allowing you to appreciate the beauty of the surrounding landscape.

This executive single-storey living arrangement is perfect for individuals or couples seeking a low-maintenance lifestyle without compromising on quality. With its modern features and picturesque setting, this apartment is a wonderful place to call home. Don't miss the chance to experience the charm and comfort of this exceptional property in Grenoside. Book your viewing today!

## ENTRANCE HALL

An impressive, roomy hallway, offering two handy large storage cupboards, one with plumbing for a washing machine and dryer, also comprising wall mounted radiator, video intercom system, alarm panel and loft hatch, with drop down ladders leading to a partially boarded loft creating extra storage.

## LIVING ROOM

18'9 x 13'3 (t widest points) (5.72m x 4.04m (t widest points))

A light and airy living space, flooded in natural light through French uPVC doors with a Juliette balcony, giving you that breath of fresh air when needed, this sizeable open plan living area creates a great social space and comprises two wall mounted radiators, aerial point, telephone point, further uPVC window to side elevation and archway opening out into the kitchen.

## KITCHEN

9'3 x 7'7 (2.82m x 2.31m)

A beautiful, country style kitchen hosting an array of cream wall and base units, contrasting dark work surface, inset stainless steel one and a half bowl sink and drainer and matching mixer tap, integrated stainless steel electric oven, inset electric hob with extractor hood above, space for a tall fridge/freezer, tiled flooring, inset spotlights and uPVC window.

## BEDROOM 1

12'6 x 12'2 (3.81m x 3.71m)

An spacious master bedroom hosting a wall of fitted white mirrored wardrobes providing that extra storage space we all crave, wall mounted radiator, telephone point and uPVC French doors opening out onto a glass Juliette balcony showcasing a view for miles and miles.

## BEDROOM 2

10'3 x 8'4 (3.12m x 2.54m)

A further double bedroom comprising wall mounted radiator and French uPVC doors opening out onto a glass Juliette balcony .

## BATHROOM

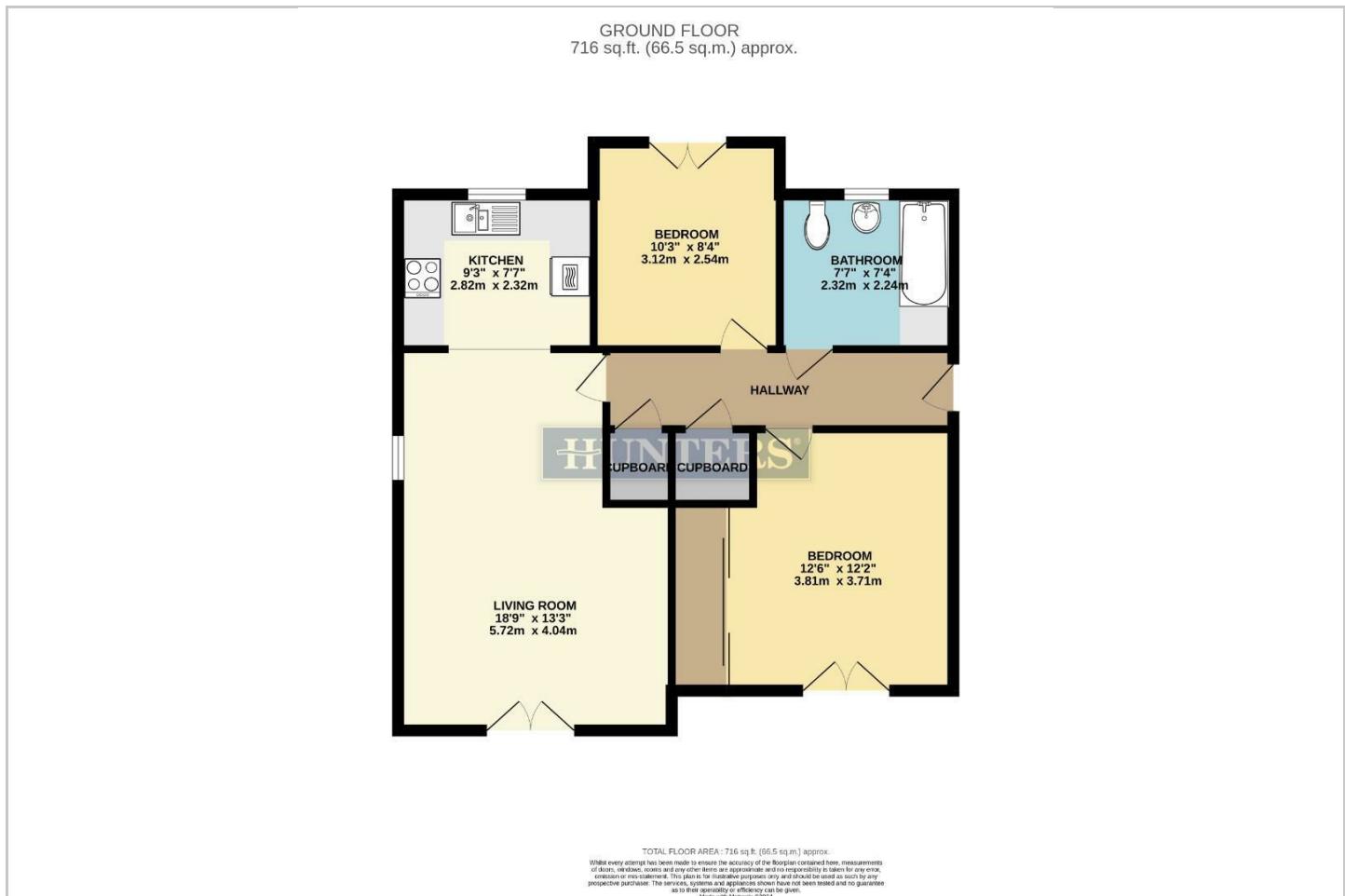
7'7 x 7'4 (2.31m x 2.24m)

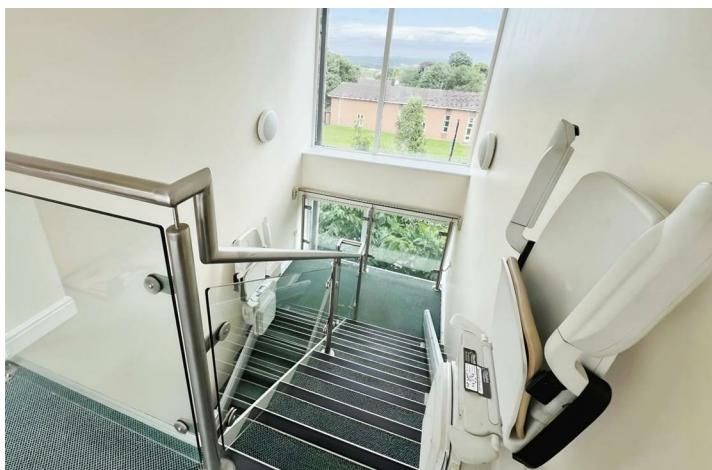
A stylish, contemporary shower room, fully tiled in natural tones, comprising large double walk in shower cubicle, a wall of fitted white gloss vanity units with inset ceramic sink and low flush WC, wall mounted chrome heated towel rail, shaver point, inset spotlights, extractor fan and frosted uPVC window.

## EXTERIOR

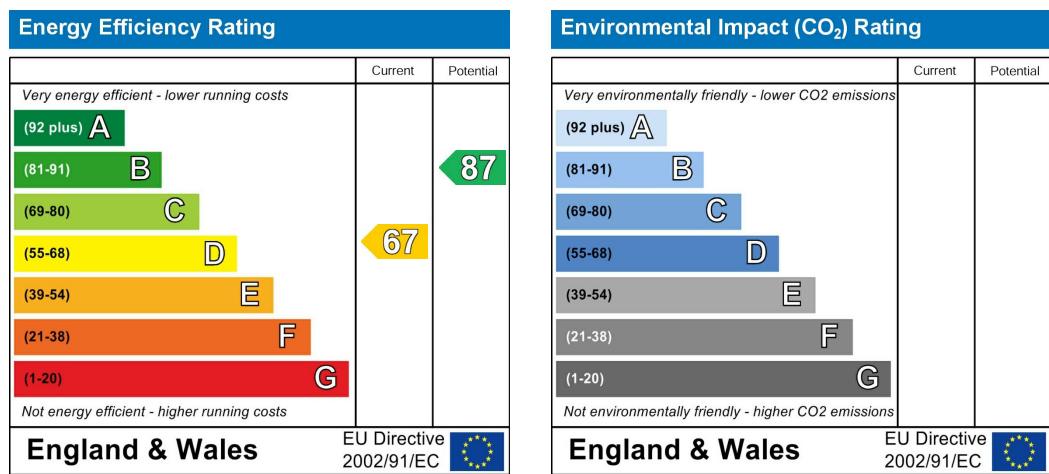
The property is situated in a well managed block, hosting large, well kept, communal gardens that are well stocked with established trees and shrubs, perfect for sitting out in the summer months. The allocated parking space for the apartment is located directly in front of the entrance door with plenty of further visitor spots for guests.

## Floorplan





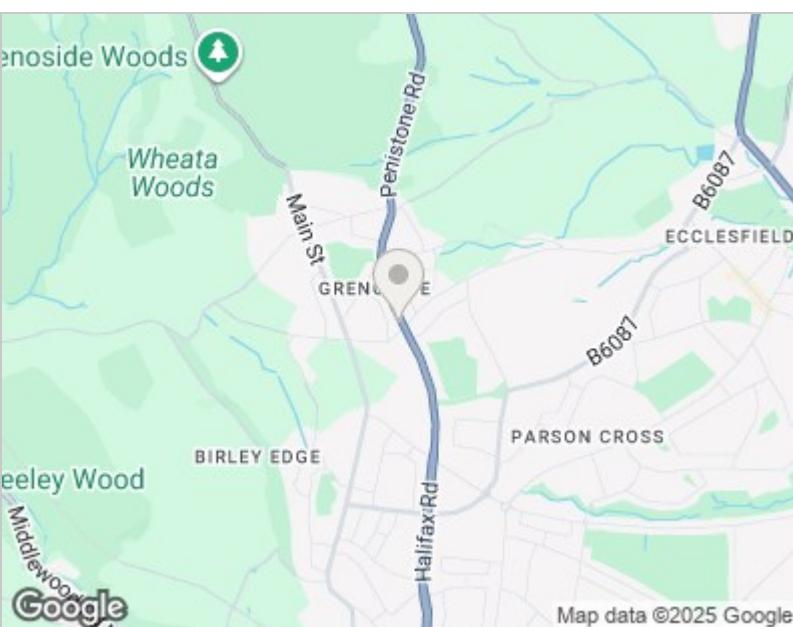
## Energy Efficiency Graph



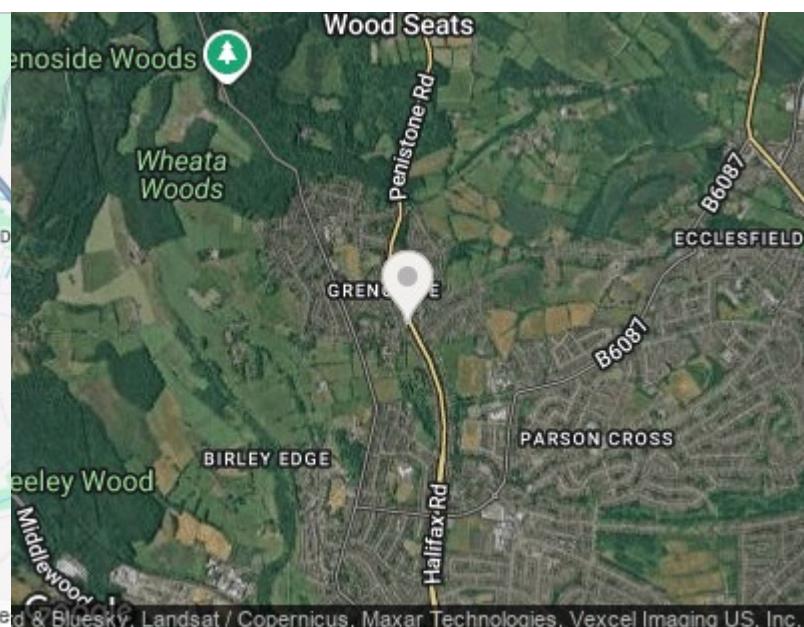
## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

1 Station Road, Chapeltown, Sheffield, S35 2XE  
Tel: 0114 257 8999 Email: [chapeltown@hunters.com](mailto:chapeltown@hunters.com)  
<https://www.hunters.com>

