



Greengate Lane

High Green, Sheffield, S35 3GS

Offers In The Region Of £200,000



- 3 BED SEMI DETACHED
- SINGLE STORE EXTENSION WITH SUN DECK ABOVE
- GENEROUS DIMENSIONS
- AMPLE OFF ROAD PARKING
- COUNCIL TAX BAND B
- GREAT PLOT SIZE
- PLENTY OF PEOTENTIAL TO PUT YOUR OWN STAMP ON IT
- WELL KEPT AND LANDSCAPED GARDENS
- GOOD COMMUTER LOCATION
- EPC TBC

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STEP INSIDE THIS EXTENDED 3 BED SEMI DETACHED PROPERTY HOSTING A SIZABLE PLOT AND AN IMPRESSIVE SUN DECK! This beautifully presented home is located in the popular commuter location of High Green, minutes away from the M1, serviced by good public transport routes, surrounded by reputable schools, walking distance to an array of amenities including the new sports centre and with direct roads leading to Sheffield, Rotherham and Barnsley. Some upgrades are needed but the property already hosts a single storey extension to the rear with an extensive sun deck above, plenty of potential to change the layout to suit your needs, a great plot size with land to three sides meaning the possibilities are endless, generous dimensions throughout and well landscaped gardens. Briefly comprising entrance hallway, living room, sitting room, dining room, kitchen, three good sized bedrooms and family bathroom. Must be seen to appreciate the plot, the possibilities and the handy location! Book now to avoid disappointment!

Living Room

13'07 x 11'5 (not including the bay) (4.14m x 3.48m (not including the bay))

A light and airy living room drenched in natural light through a front facing uPVC window, a contemporary flame effect fire set in a stone mantle gives a great focal point to the room and cosy feel in the wintry months, also comprising wall mounted radiator, aerial point and telephone point.

Sitting Room

10'9 x 10'5 (3.28m x 3.18m)

A further sitting room, opening out into the dining room and with access to the kitchen, creating a great family hub and social space, hosting a flame effect fireplace, laminate flooring, two wall mounted radiators and glazed uPVC stable door giving access directly onto the driveway.

Dining Room

8'4 x 8'1 (2.54m x 2.46m)

A sizeable dining area hosting characterful parquet flooring, wall mounted radiator, wood panelling and sliding uPVC doors leading directly out onto the garden.

Kitchen

8'1 x 7'2 (2.46m x 2.18m)

A small but perfectly formed kitchen, with options to knock through into the dining area to create a large kitchen/diner if desired, comprising cream wall and base units providing ample storage space, grey work surfaces, inset stainless steel sink and drainer with matching mixer tap, gas cooker with extractor hood above, spaces and plumbing for further appliances, glass hatch overlooking the dining room and uPVC window.

Hallway

A generously sized hallway, complete with wall mounted radiator, glazed uPVC door, under stairs storage cupboard and staircase rising to the first floor.

Landing

Comprising uPVC window, loft hatch and doors leading to all bedrooms and bathroom.

Bedroom 1

11'4 x 10'9 (not including the bay) (3.45m x 3.28m (not including the bay))

An elegant master bedroom, flooded in natural light through a large front facing uPVC bay window, also boasting a wall of fitted wardrobes offering that extra storage we all crave and a wall mounted radiator.

Bedroom 2

10'10 x 10'9 (3.30m x 3.28m)

A great double bedroom, boasting sliding uPVC doors that lead out onto an impressive sun deck, a great addition to this house and perfect for basking in the evening sun, also comprising fitted wardrobes, wall mounted radiator and aerial point.

Bedroom 3

7'8 x 6'0 (2.34m x 1.83m)

A good sized single bedroom, nursery or home office, comprising handy fitted storage cupboard/wardrobe, wall mounted radiator and uPVC window.

Bathroom

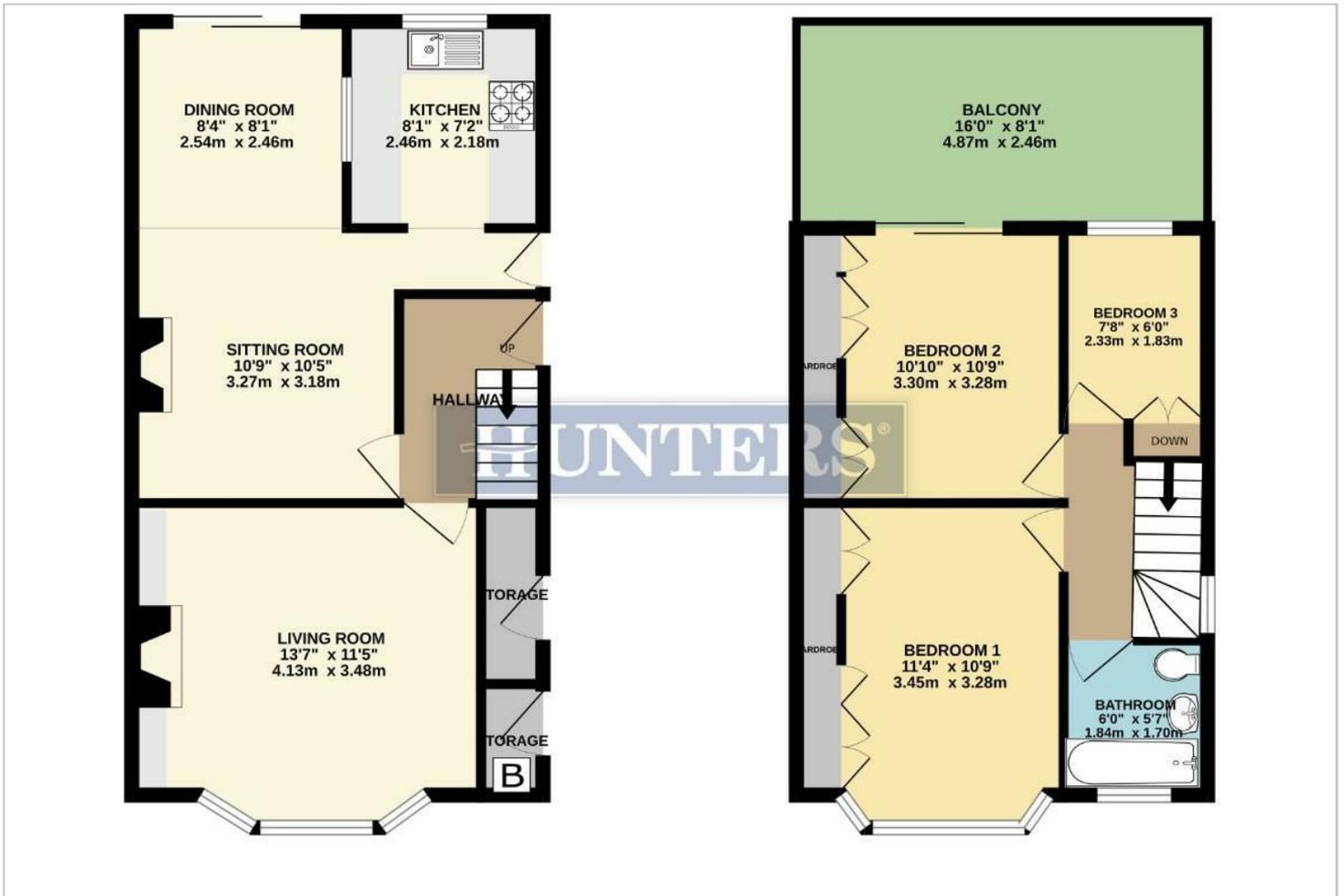
6'0 x 5'7 (1.83m x 1.70m)

Fully tiled in serene cream tones, comprising bath with telephone tap shower, pedestal sink, low flush WC, wall mounted radiator and frosted uPVC window.

Exterior

The front of the property boasts great kerb appeal, hosting a well maintained walled garden, with neat lawns and established trees and shrubs adding splashes of colors throughout. A long driveway provides off road parking for at least three cars. with space at the front to make a large drive if required. To the rear of the property, is a well landscaped, sun drenched garden, offering well stocked flower beds, a sizable patio, perfect for entertaining in the summer months, shed for outdoor storage and well manicured lawns and hedges.

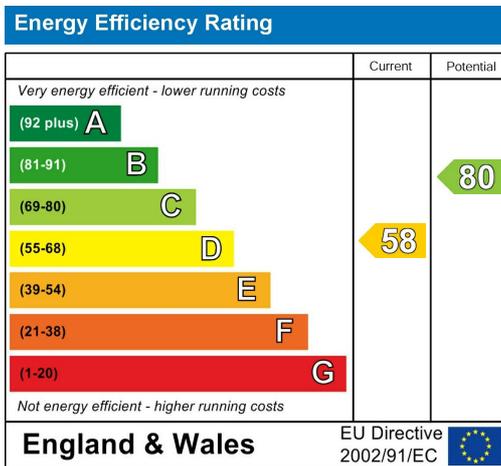
Floorplan







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, Chapelton, Sheffield, S35 2XE
Tel: 0114 257 8999 Email:
chapelton@hunters.com <https://www.hunters.com>

