



## High Greave, Sheffield S5 9GS

Guide Price £150,000 - £160,000



- TWO BEDROOM COTTAGE
- READY TO PUT YOUR STAMP ON
- NEWLY FITTED BATHROOM
- OFF ROAD PARKING PROVIDED
- DG ECH / COUNCIL TAX BAND A

- NO UPWARD CHAIN
- UPGRADED HEATING & ELECTRICS
- GENEROUS PLOT WITH A 225 METRE GARDEN
- SCOPE TO RECONFIGURE AND EXTEND
- EPC RATING G / 6.7 tonnes of CO2

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GUIDE PRICE £150,000 - £160,000. STEP INSIDE THIS CHOCOLATE BOX COTTAGE, NESTLED IN A ROW OF THREE, SET BACK FROM THE ROAD, WITH A GENEROUS SIZED PLOT! Located within walking distance of local amenities, serviced by good public transport links, minutes away from the M1 with direct roads leading to Sheffield, Rotherham and Barnsley. The property has been upgraded with a new electric heating system, column radiators, newly fitted upstairs bathroom but you can add your own stamp, finish the upgrading and make it your own. It also hosts a magnificent plot with luscious gardens, the rear garden is around 225metres long, generous dimensions throughout and pebbled drive offering ample off road parking. The property briefly comprises kitchen, bathroom, living room, two bedrooms and newly fitted bathroom. Must be seen to truly appreciate the plot and scope to the property ... book now to avoid disappointment!

## Kitchen

A compact kitchen, but has the option to incorporate the downstairs bathroom, as a new bathroom has been created upstairs, comprising base units housing the stainless steel sink, work surface, space for free standing cooker in the tiled chimney opening, uPVC window and wooden door leading to the front.

## Bathroom

Comprising white bath, electric shower over, wall mounted sink, WC, fully tiled and frosted UPVC window.

## Cellar

Offering that extra storage we all crave, divided into two sections and offering lighting.

## Living room

A welcoming living space, with an exposed open fireplace giving a great focal point to the room, picture rail, original wooden floorboards, uPVC window over looking the garden, wall mounted column radiator, aerial point, 1930's doors leading to the inner hall and stairs raising to the first floor.

## Hallway / Landing

With painted stairs raising to the first floor, neutral décor, original floorboards, 1930's doors leading to both bedrooms and bathroom.

## Bedroom 1

A well presented, spacious double bedroom, benefiting from picture rail, original floorboards, two built in cupboards offering that extra space we all crave, wall mounted column radiator and uPVC window.

## Bedroom 2

A further good sized single or small double bedroom, offering wonderful views over the rear, comprising wall mounted column radiator and large storage cupboard.

## Bathroom

A stylish and elegant bathroom, boasting exquisite large marble tiles to wall and floor, green glazed brick tiles, P shaped bath, Victorian style shower over

bath, wooden vanity unit housing the ceramic sink, low flush WC and and uPVC frosted window.

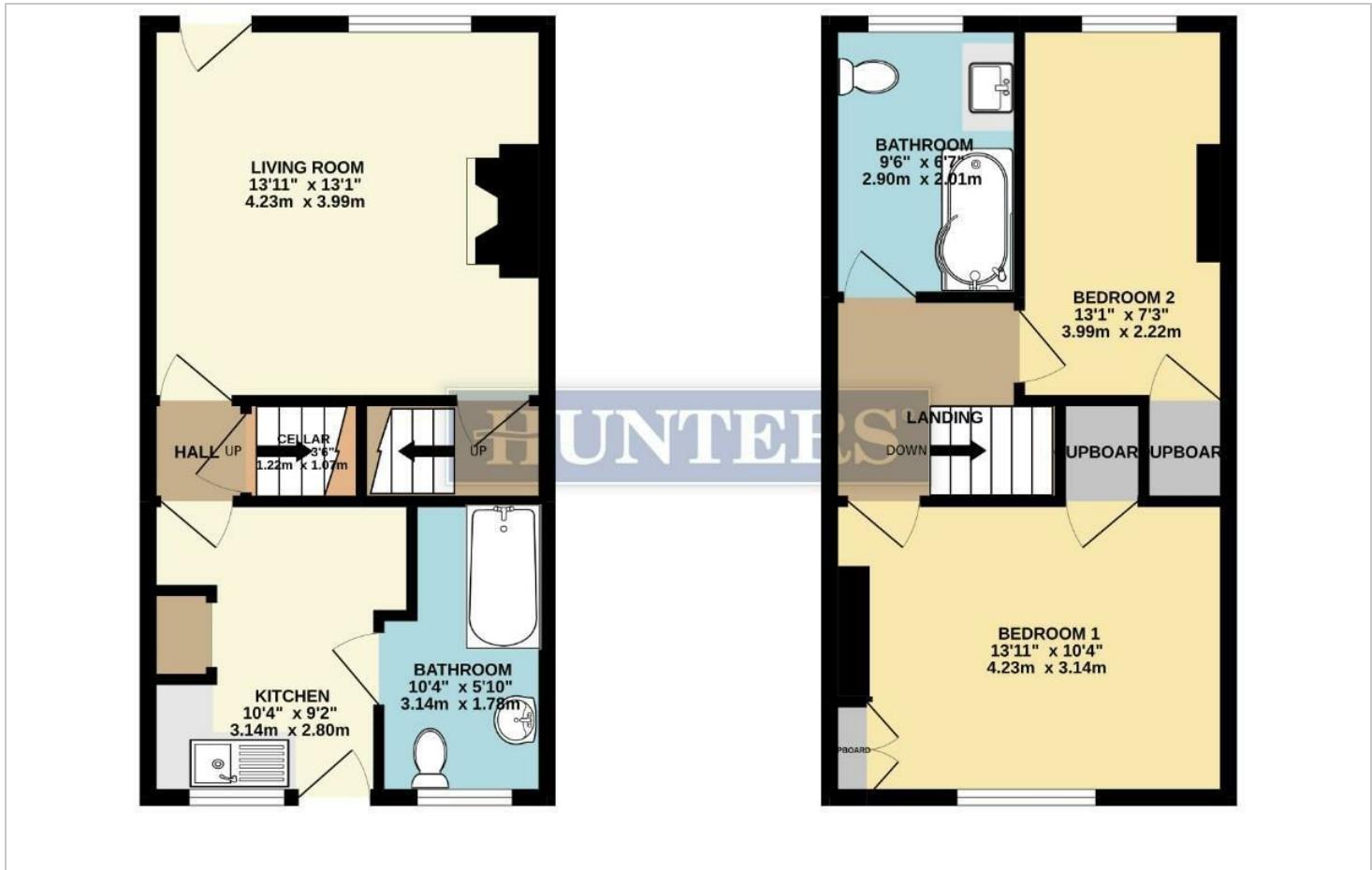
## Front Exterior

The front of the property boasts great kerb appeal with a large pebbled area providing off road parking for two cars, this could be extended if desired, the front garden is shared between the three cottages, which is offers established shrubs and trees providing plenty of colour throughout the year.

## Rear Exterior

To the rear of the property is a concrete patio, which leads to a lawn, all adorned with plants and shrubs. Further down is a cleared area with established trees and gate leading to a further wild garden that can be incorporated within the current enclosed garden if desired. The garden is around 225 metres long so would appeal to the green fingers looking for a project!

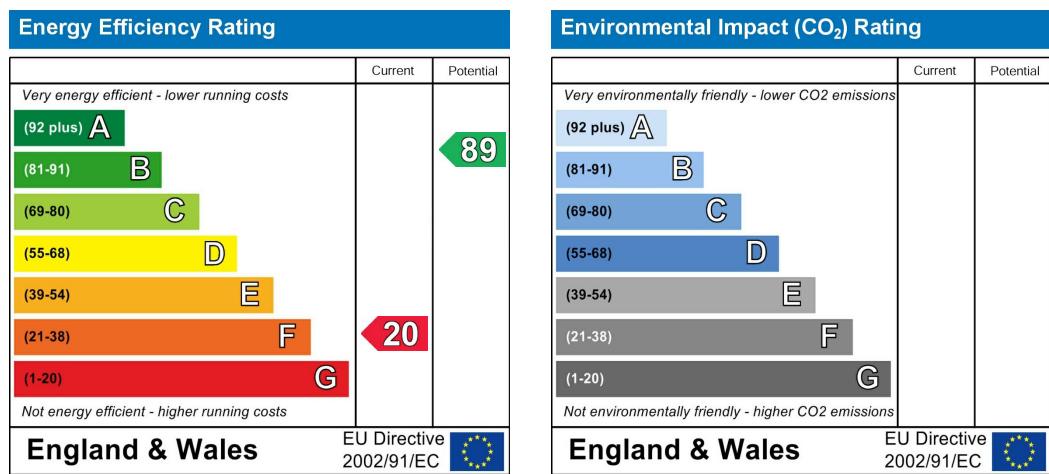
## Floorplan





Tel: 0114 257 8999

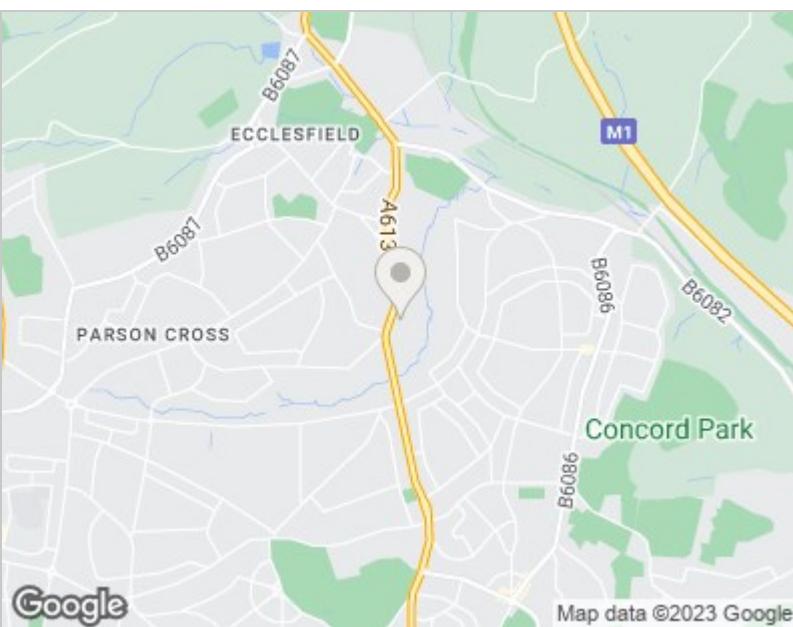
## Energy Efficiency Graph



## 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.

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