



## Cross House Road

Grenoside, Sheffield, S35 8RX

Guide Price £265,000



- 3 BED SEMI DETACHED
- SPACIOUS DIMENSIONS
- WELL LANDSCAPED LARGE GARDEN
- NEUTRAL DECOR THROUGHOUT
- GOOD COMMUTER LOCATION

- STUNNING RURAL VIEWS
- MODERN FIXTURES AND FITTINGS
- DRIVEWAY AND GARAGE
- CLOSE TO AMENITIES
- COUNCIL TAX C

# Cross House Road

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Guide Price £265,000



GUIDE PRICE £265,000 - £275,000 Nestled in the charming area of Grenoside, Sheffield, this delightful three-bedroom semi detached house on Cross House Road is a perfect blend of comfort and convenience. The property boasts a beautiful garden, providing an ideal space for relaxation and outdoor activities, while the lovely views enhance the overall appeal of the home.

This residence is ready for you to move in without the hassle of renovations, making it an excellent choice for families or first-time buyers seeking a welcoming environment. The layout of the house is thoughtfully designed, ensuring ample space for both living and entertaining.

Situated in a great location, the property offers easy access to local amenities, schools and parks, making it a desirable spot for families. The surrounding area is known for its friendly community and picturesque surroundings, adding to the charm of this lovely home.

Briefly comprising, porch , entrance hallway , living room/dining, kitchen, utility, master bedroom, two further good sized bedrooms and family bathroom.

Whether you are looking to settle down with your family or seeking your first home, this property presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after neighbourhood. Don't miss the chance to make this lovely house your new home...book your viewing today!

## PORCH

Through a uPVC door leads into a roomy entrance porch, offering a great cloak room space, complete with lighting and door leading into the hallway.

## ENTRANCE

Through a glazed uPVC door leads into an inviting entrance hall, comprising wall mounted radiator, stairs rising to the first floor and doors leading to the living room.

## LIVING ROOM / DINING ROOM

26'3 x 10'0 (8.00m x 3.05m)

An elegant living area hosting a modern fireplace with a flame effect electric fire creating a great focal point to the room and cosy feel in the wintry months, laminate flooring, uPVC dual aspect window and patio door, wall mounted radiator, aerial point and telephone point.

## KITCHEN

10'10 x 6'7 (3.30m x 2.01m)

A stylish galley kitchen offering an array of light 'on trend' grey gloss wall and base units offering ample storage space, contrasting white sparkle work surfaces, black induction hob, integrated electric oven/grill, integrated dishwasher, inset composite one and a half bowl sink and drainer with matching mixer tap, inset spotlights, tiled flooring, uPVC window and door leading to the utility and rear garden.

## UTILITY

10'10 x 8'2 (3.30m x 2.49m)

Comprising wall and base units, black effect work surfaces, under counter space and plumbing for appliances and dryer, wall mounted boiler, space for freestanding fridge freezer, laminate flooring, wall mounted radiator and uPVC window and door leading to the garden.

## MASTER BEDROOM

13'1 x 9'0 (3.99m x 2.74m)

A sumptuous master suite, this bright and calming bedroom hosts a front facing uPVC window, handy built in white over bed wardrobes and wall mounted radiator.

## BEDROOM 2

11'10 x 8' 9 (3.61m x 2.44m 2.74m)

A sumptuous double bedroom, comprising wall mounted radiator and uPVC window to rear with endless views over Grenoside.

## BEDROOM 3

9'10 x 6'3 (3.00m x 1.91m)

A further good sized bedroom currently used as office, comprising white wall storage cupboards, wall mounted radiator and uPVC window to front.

## FAMILY BATHROOM

7'7 x 6'3 (2.31m x 1.91m)

A generously sized family bathroom, fully tiled in fresh white, comprising bath with chrome shower over, pedestal sink, low flush WC, wall mounted chrome towel rail radiator, tiled flooring and frosted uPVC window.

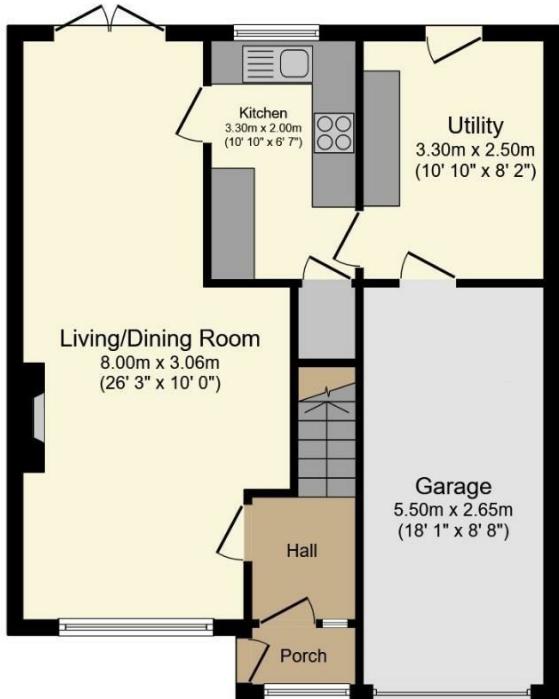
## GARAGE

Offering secure parking or that extra storage we all crave, comprising up and over door and lighting.

## EXTERIOR

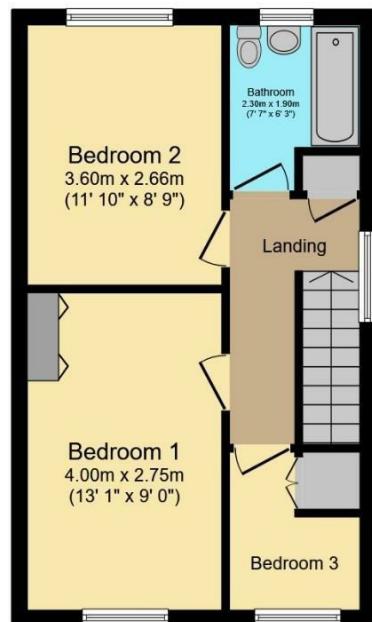
The front boasts an abundance of kerb appeal with a neat lawn area, established and colourful shrubs, driveway providing off road parking and garage. To the rear of the property is a well landscaped, sun drenched garden, hosting a sizeable Indian stone paved patio area perfect for entertaining in the summer months, then mainly laid to lawn. well established plants and hedges, lighting, outside tap and captivating rural views.

## Floorplan



Ground Floor

Floor area 61.2 sq.m. (659 sq.ft.)



First Floor

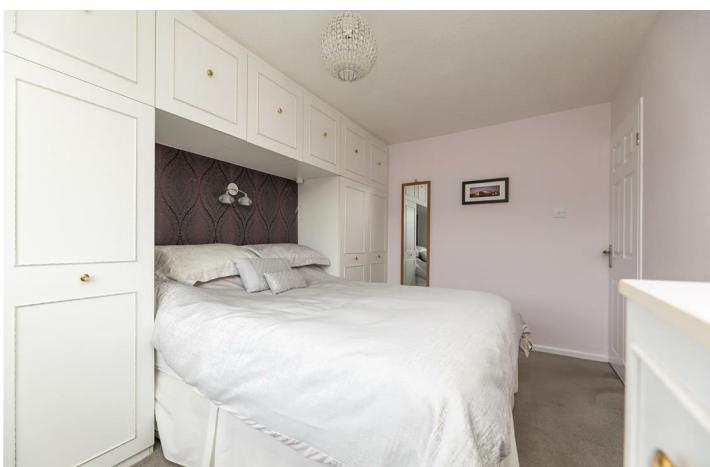
Floor area 37.2 sq.m. (400 sq.ft.)

Total floor area: 98.4 sq.m. (1,060 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

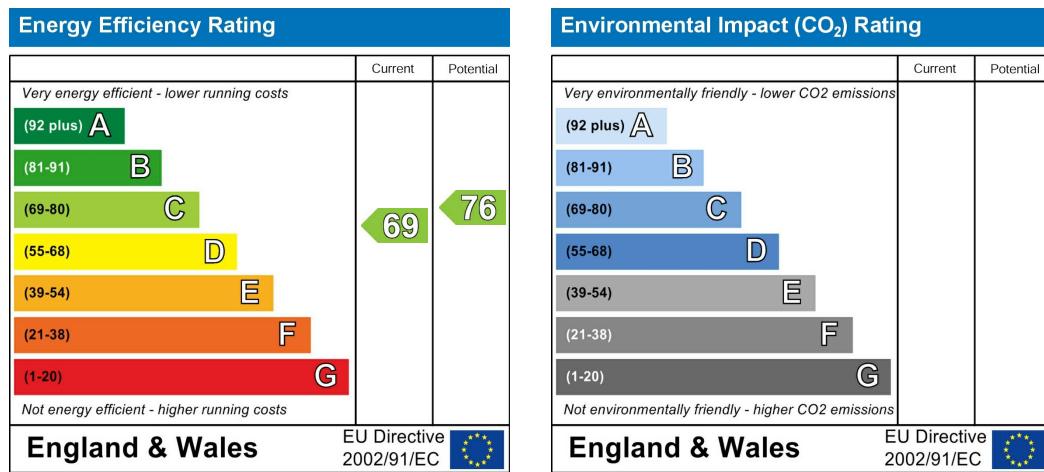
**HUNTERS**







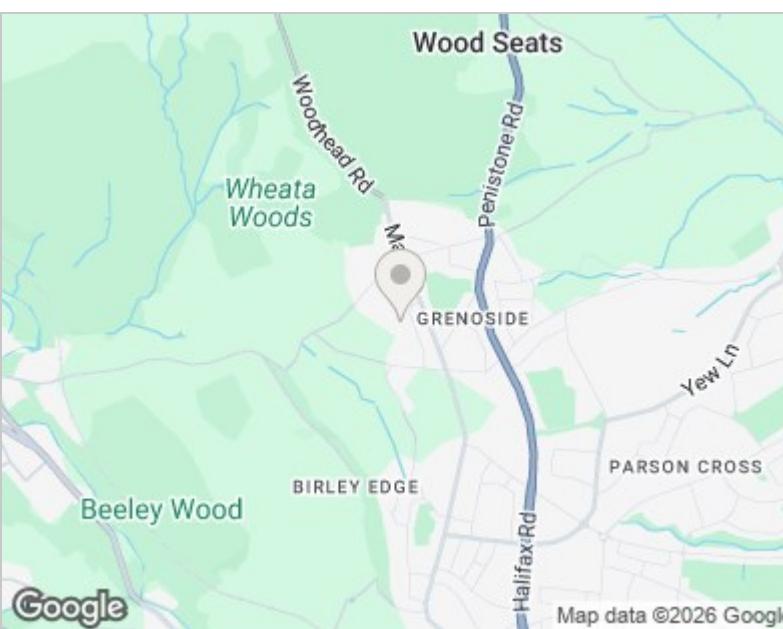
### Energy Efficiency Graph



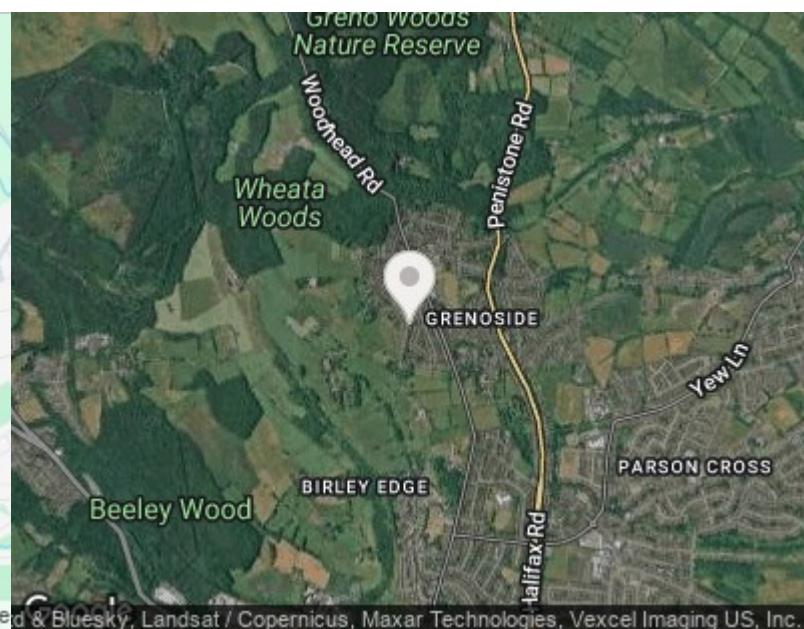
### Viewing

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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