

**55 Old Park Avenue, Greenhill, Sheffield, S8 7DQ**

**£375,000**

**Property Images**



## Property Images



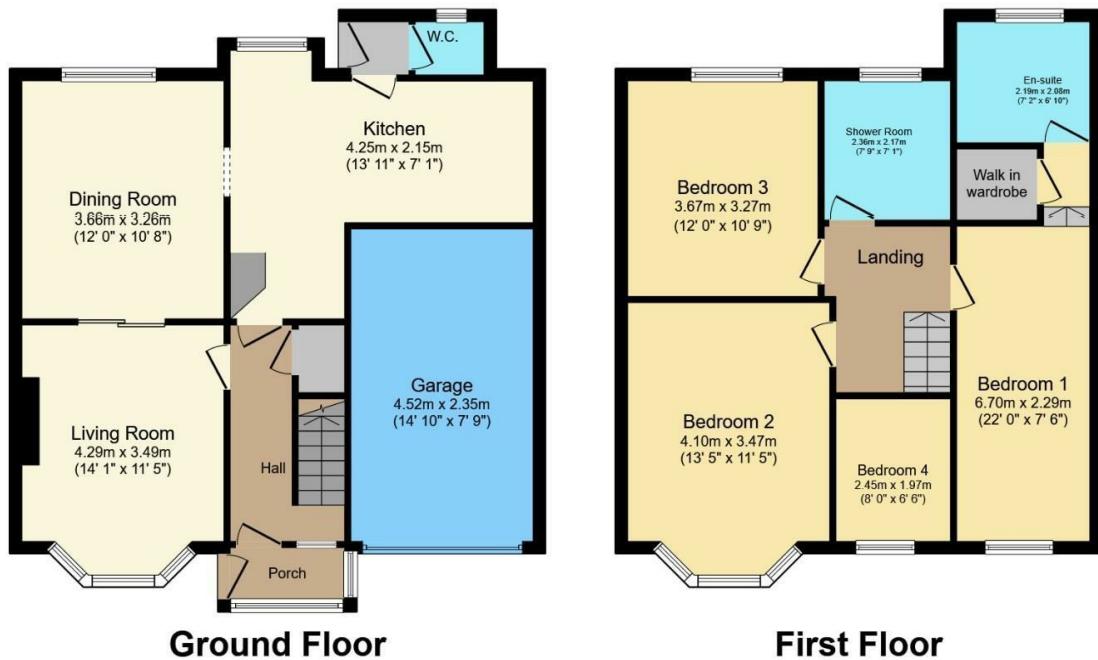
## Property Images



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**Property Images**



Total floor area 140.8 sq.m. (1,516 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

## EPC

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

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Leasehold

## Summary

Nestled on the desirable Old Park Avenue in Sheffield, this charming four-bedroom detached house offers a wonderful opportunity for families seeking a spacious and versatile home. Available with no onward chain, this property is positioned in a raised setting, providing both privacy and pleasant views.

Upon entering, you are welcomed by an inviting entrance porch that leads into a generous entrance hall, complete with stairs to the first floor. To the left, the living room flows seamlessly into the dining room, creating an ideal space for entertaining guests or enjoying family meals. The extended 'L' shaped kitchen features a range of matching wall and base units, perfect for culinary enthusiasts. Additionally, a rear porch and a convenient ground floor w.c. enhance the practicality of this home.

The first floor boasts four bedrooms, with the master bedroom situated in an extended section of the house. This delightful room features an inner dressing area and an ensuite bathroom, providing a private retreat. A family bathroom serves the remaining bedrooms, ensuring ample facilities for the household.

Externally, the property benefits from a driveway leading to an integrated garage. The rear garden is a true highlight, featuring an enclosed patio seating area that is perfect for alfresco dining and barbecues. Steps lead up to a lawn, offering a tranquil space for outdoor activities and relaxation.

While the property is in good condition, it presents an exciting opportunity for modernisation, allowing new owners to put their personal stamp on it. This delightful home is perfect for those looking to create their dream living space in a sought-after location.

## Features

- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms & Breakfasting Kitchen
- Ground Floor W.C.
- Garden with Patio and Lawn
- Integral Garage
- No Onward Chain
- Energy Performance Rating C