



117 Stephen Lane, Grenoside, Sheffield, S35 8QZ

- 3/4 DOUBLE BEDROOM STONE BUNGALOW
- GROUNDS TO THREE SIDE PLUS Paddock
 - RURAL LOCATION
 - GENEROUS DIMENSIONS
- AMPLE OFF ROAD PARKING PLUS GARAGE
- NO UPWARD CHAIN
- CURRENTLY UNDER GOING IMPROVEMENTS
 - CHARACTERFUL FEATURES
 - GOOD COMMUTER LOCATION
 - COUNCIL TAX BAND D

Asking Price £450,000

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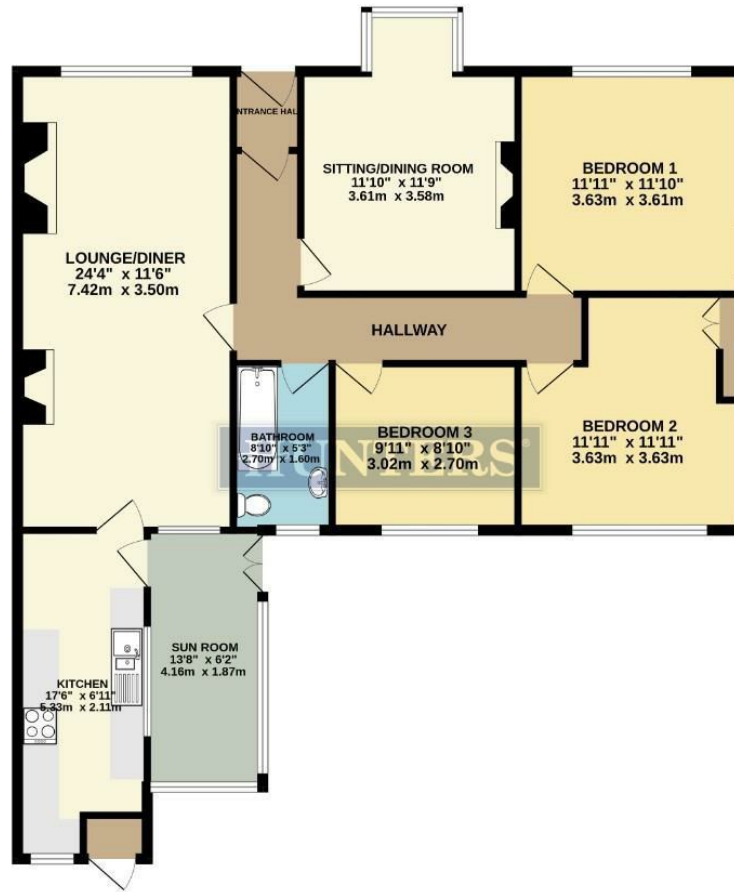
HERE TO GET *you* THERE

SNEAK PEAK? GET IN BEFORE IT GETS SNAPPED UP! STEP INSIDE THIS STUNNING, CHARACTERFUL, STONE 3/4 DOUBLE BEDROOM SEMI DETACHED BUNGALOW SET IN RURAL GROUNDS WITH A SECRET PADDOCK! NO UPWARD CHAIN SO IT IS READY TO GO! IT IS CURRENTLY UNDER GOING MODERNISATION, COMPLETE IN 3 WEEKS, BUT WHO DOESNT LOVE A SNEAK PEAK!? Situated on a picturesque plot surrounded by woodland and fields, located in the sought after commuter village of Grenoside, a great commuter location with direct roads leading to Sheffield, Barnsley and the M1. There is an array of amenities within walking distance including a few local pubs, shops and a reputable primary school. The property is currently undergoing modernisation with fresh decor throughout, a new stylish bathroom, new flooring in places along with all the grounds looking pristine and pruned, but the property will keep its characterful features including the exposed beams, multi fuel stoves, stone floors and charming fireplaces.





GROUND FLOOR
1140 sq.ft. (105.9 sq.m.) approx.




TOTAL FLOOR AREA: 1140 sq.ft. (105.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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

Viewing

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



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