

## Marketing Preview



**Flat 4, 89 Greenhill Main Road, Sheffield, S8 7RE**

**£170,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**





A fantastic opportunity to purchase this spacious and well presented two double bedroom ground floor apartment, situated in a sought after location. Offering generous accommodation throughout, ample storage and a separate utility area. The property also benefits from a garage and off road parking. Ideally positioned close to public transport links, St James Retail Park and Graves Park, making it perfect for a range of buyers.

## SUMMARY

A fantastic opportunity to purchase this spacious and well presented two double bedroom ground floor apartment, situated in a sought after location. Offering generous accommodation throughout, ample storage and a separate utility area. The property also benefits from a garage and off road parking. Ideally positioned close to public transport links, St James Retail Park and Graves Park, making it perfect for a range of buyers.

The property benefits from a large storage cupboard conveniently located just outside the front door. Entering into the porch area, which is neutrally decorated and carpeted, there is lighting and a further large storage cupboard providing excellent additional space. The lounge is large and spacious, finished in neutral décor with carpeted flooring, a feature fireplace and a window allowing plenty of natural light. The kitchen is fitted with ample wall and base units, an integrated oven with gas hob, double sink and tiled splashbacks. There is space for a tall fridge/freezer, modern vinyl flooring, ceiling lighting and a window completing the room. Bedroom one is a spacious double room, neutrally decorated and carpeted, featuring a large built-in wardrobe with sliding doors and a window providing natural light. The bathroom comprises a bath with shower over, wash basin and close-coupled WC. There is a useful storage cupboard, vinyl flooring, a radiator and an obscure window for privacy. Bedroom two is also a double bedroom with carpeted flooring and two windows, creating a bright and airy space. This room also provides access to the utility room. The utility room is neutrally decorated with carpeted flooring and offers space for a washing machine and dryer. It also houses the boiler, includes a sink, an obscure window and ceiling lighting.

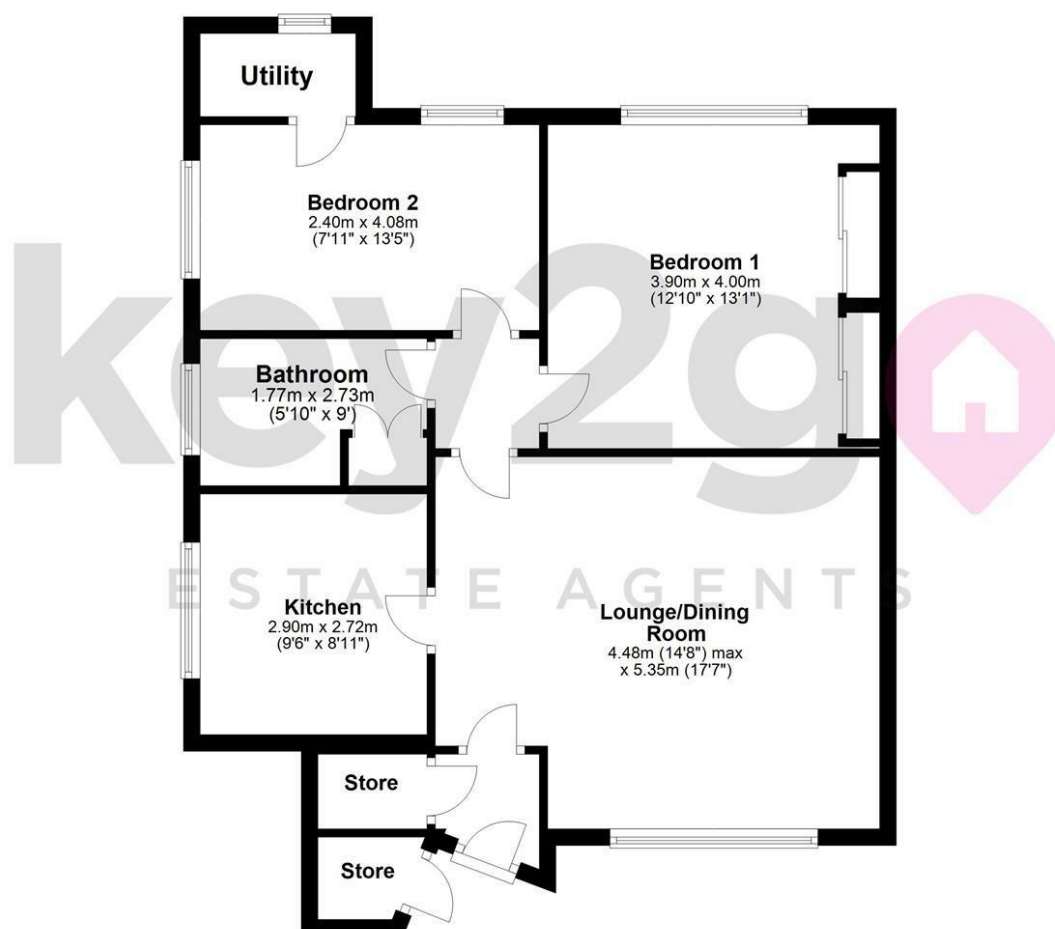
The property benefits from well-presented communal gardens, mainly laid to lawn with a variety of plants and shrubbery, all of which are well maintained. To the rear, there is ample off-road parking available, along with access to the garage.

## PROPERTY DETAILS

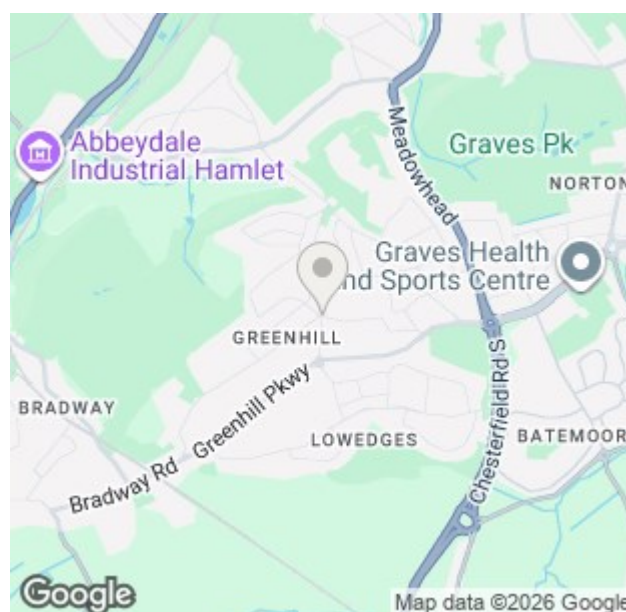
- LEASEHOLD. £20PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             | <b>73</b> |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            | <b>53</b>                                                                                                   |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



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