

Marketing Preview



241 Greenland Way, Sheffield, S9 5GG

£170,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



A viewing is essential to appreciate this deceptively spacious three bedroom semi-detached property which is deceptively spacious throughout and has been renovated by the current vendors with new carpets and decor. Offering a new kitchen and bathroom, two reception rooms and ample storage. Also having an enclosed garden and communal parking. Close to Meadowhall and road links to the M1 Motorway. Ideal family home!

SUMMARY

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A spacious hallway which is open to the lounge and doors to the downstairs WC and kitchen diner which has been newly fitted with high gloss units, wood effect worktops and splash back.

The first floor benefits from three double bedrooms, a store room and a newly fitted stylish bathroom.

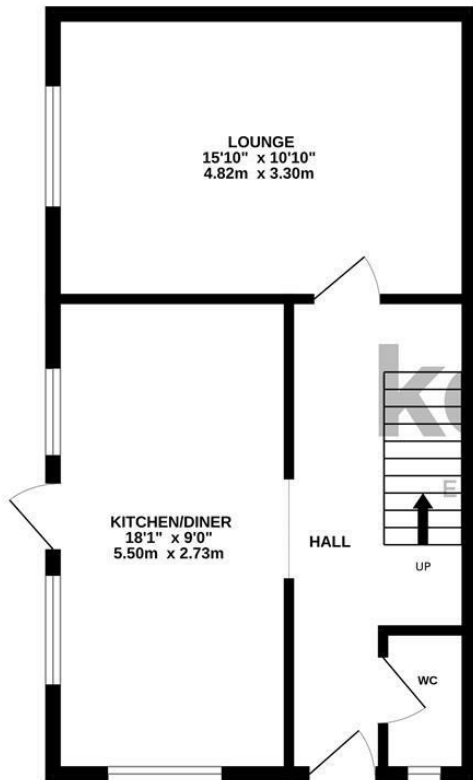
The property has an enclosed garden with a shed, patio, lawn and a brick built outhouse.

PROPERTY DETAILS

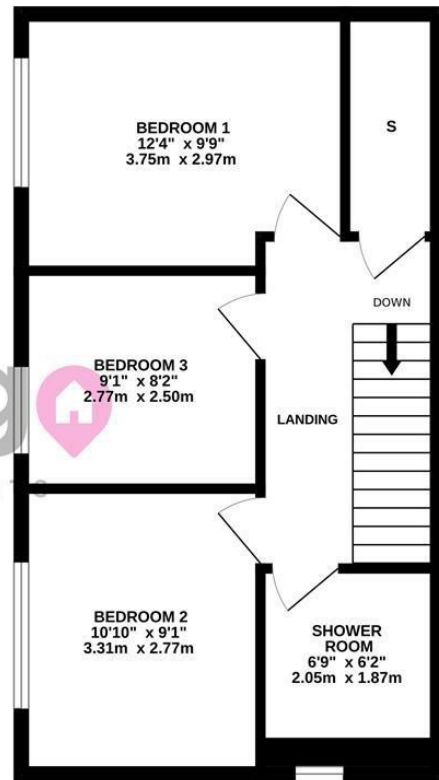
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS DISTRICT HEATING - AROUND £300PA
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN

GROUND FLOOR



1ST FLOOR



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 Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(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	



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