



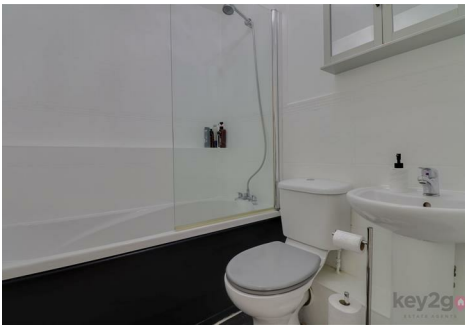
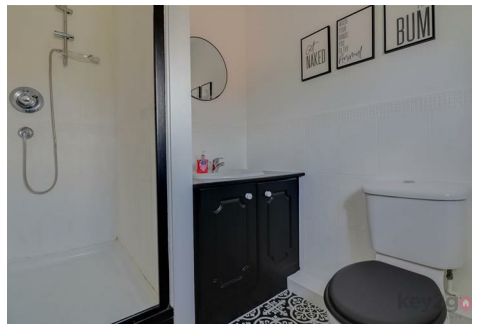
Marketing Preview



8 Greenacre Close, Sheffield, S12 2RX

£240,000

Bedrooms 4, Bathrooms 2, Reception Rooms 1



**** GUIDE PRICE £240,000 - £250,000 **** A fantastic opportunity to purchase this well-presented, ready-to-move-into four-bedroom property situated on a quiet cul-de-sac. The property benefits from a utility room, downstairs W/C, and garage with integral access. There is a master bedroom with ensuite, off-road parking, and an enclosed rear garden. Conveniently located close to amenities and with road links into Sheffield City Centre, this is the perfect family home.

SUMMARY

**** GUIDE PRICE £240,000 - £250,000 **** A fantastic opportunity to purchase this well-presented, ready-to-move-into four-bedroom property situated on a quiet cul-de-sac. The property benefits from a utility room, downstairs W/C, and garage with integral access. There is a master bedroom with ensuite, off-road parking, and an enclosed rear garden. Conveniently located close to amenities and with road links into Sheffield City Centre, this is the perfect family home.

Entrance into the welcoming hallway with doors leading to the downstairs W/C, utility room, bedroom three, and garage. The utility room has a sink, space for a washing machine and tumble dryer, and a door to the storage cupboard. The downstairs W/C is fitted with a sink and W/C. Bedroom three is currently used as an office and has double patio doors leading to the rear garden.

Stairs rise to the first-floor landing with doors leading to the lounge and kitchen. The kitchen is fitted with wall and base units, oven, hob, extractor fan, dishwasher, and space for a full-height fridge/freezer. The lounge/diner is generously sized and bright, featuring double doors overlooking the rear and an additional window.

Stairs rise to the second-floor landing with doors leading to three bedrooms, the bathroom, and a storage cupboard. Bedroom one is a generously sized double bedroom with a window overlooking the front and access to the ensuite, which is fitted with a shower cubicle, W/C, and wash basin. Bedroom two is a generously sized double bedroom with a window overlooking the rear. Bedroom four is a single bedroom with a window overlooking the rear. The bathroom is fitted with a bath, W/C, and wash basin.

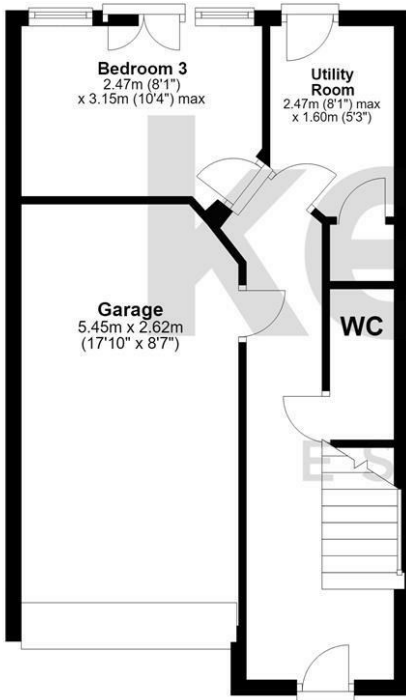
To the front of the property is off-road parking and access to the garage. To the rear is an enclosed and well-maintained garden with a decking area, lawn area, and fencing to the boundaries.

PROPERTY DETAILS

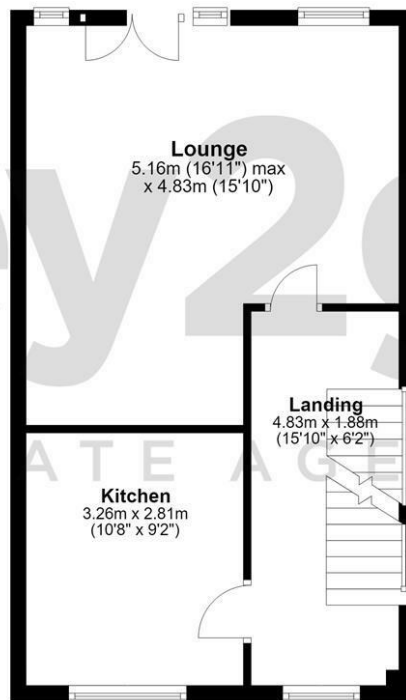
- LEASEHOLD, £60PA GROUND RENT, 289 YEARS REMAINING
- FULLY UPVC DOUBLE GLAZED
- COMBI BOILER GROUND FLOOR AND HOT WATER HEATER ON SECOND FLOOR
- GAS CENTRAL HEATING
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

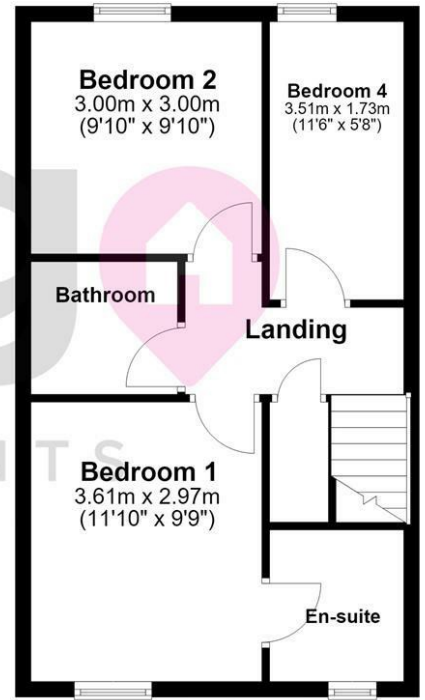
Ground Floor



First Floor



Second Floor



Total area: approx. 116.5 sq. metres (1254.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(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	

