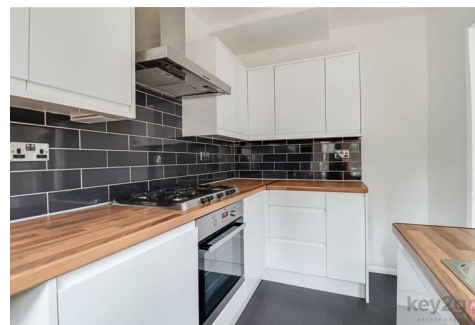


Marketing Preview



42 Greengate Lane, Sheffield, S13 7PZ

£170,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



CHAIN FREE! A unique opportunity to purchase this spacious three bedroom terraced property which is situated on a quiet road. Offering a stylish kitchen, modern bathroom and an open plan feel to the ground floor. Also having a garage and being ready to move into. Close to amenities and road links to the M1 Motorway and City Centre. Perfect for first time buyers or families alike!

SUMMARY

CHAIN FREE! A unique opportunity to purchase this spacious three bedroom terraced property which is situated on a quiet road. Offering a stylish kitchen, modern bathroom and an open plan feel to the ground floor. Also having a garage and being ready to move into. Close to amenities and road links to the M1 Motorway and City Centre. Perfect for first time buyers or families alike!

Enter via a uPVC door into the hallway which has the stair rise to the first floor and open to the living room and dining room with under stairs storage and dual aspect windows. Open to the kitchen which benefits from high gloss units, integrated oven, hob and extractor fan and an under counter space for a washing machine. Door to the rear.

A spacious landing with doors to the two double bedrooms, single bedroom and the bathroom complete with a bath, pedestal sink and close coupled WC.

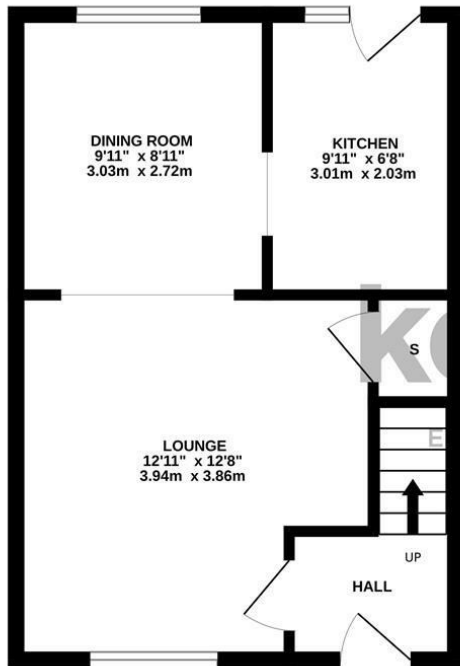
The rear of the property is enclosed and has a lawn area, patio and access via Greengate Close.

PROPERTY DETAILS

- LEASEHOLD, 737 YEARS REMAINING, £14.70PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- 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		86
(69-80) C	71	
(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	



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