





13 Greystones Grange Crescent

Sheffield • South Yorkshire • S11 7JL

Asking Price £400,000

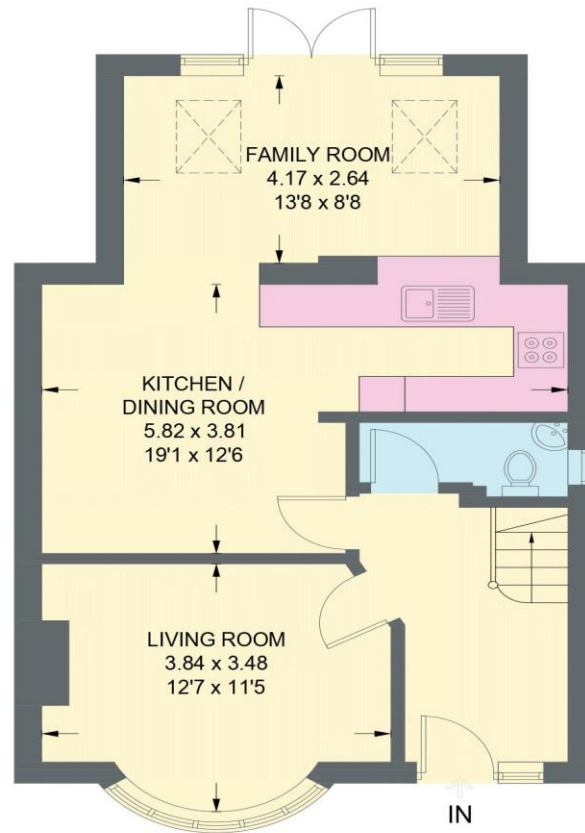
A desirable 3 bedroom, extended semi detached family home in sought after Greystones, stylishly presented with a light and airy feel this family home benefits from uPVC double glazing, combination gas central heating, well maintained lawned gardens and a driveway. Freehold. Part glazed door opens into the hallway with laminate flooring leading to the Cloakroom/W.C. Lounge with front facing uPVC double glazed bay window, feature pillared fire surround with electric fireplace. The hub of the home features a spacious effectively extended dining/ kitchen/ family room with French doors which infuse indoor/ outdoor living to the private rear garden. The stylish kitchen hosts a range of high gloss white wall and base units, wood effect worktops, integrated 4 ring electric hob and oven with extractor. There is space for a tall fridge/freezer, washing machine, tumble dryer and dishwasher all of which are available by separate negotiation. Laminate flooring throughout and downlighters to the ceiling, to the extended family room there is a contemporary wall mounted radiator and Velux windows. Upstairs to the landing there is access to the roof space which has some partial boarding, 3 versatile bedrooms, 2 double and one single room, the main bedroom boasts a generous range of fitted wardrobes. The family bathroom boasts a white 4-piece suite with separate corner shower, full tiling, tiled flooring, downlighters and a chrome heated ladder style towel radiator. Outside to the front of the property is a lawned garden with privet hedging, driveway, gated side access to the rear where there is a delightful enclosed mature garden with patio and a timber shed which is to be included in the sale of the property. Greystones Grange Crescent is a popular road well-placed for local shops and amenities on Ecclesall Road, highly regarded local schools, Endcliffe & Bingham Park, further recreational facilities, public transport and access to the city centre, hospitals, universities, and the Peak District.



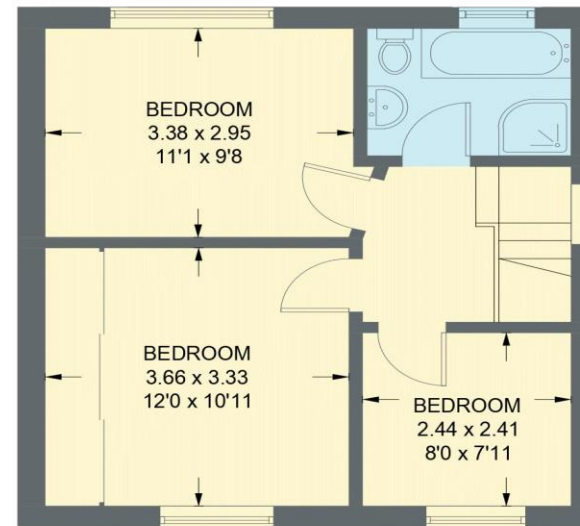
- Semi Detached House
- 3 Bedrooms
- Effectively Extended To The Ground Floor
- Bright & Airy Living Space
- Upvc Double Glazing
- Combination Gas Central Heating
- Modern Fitted Kitchen
- Well Maintained Lawned Gardens Front And Rear
- Driveway
- Council Tax Band C

13 GREYSTONES GRANGE CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 92.0 SQ M / 990 SQ FT



GROUND FLOOR
52.9 SQ M / 569 SQ FT



FIRST FLOOR
39.1 SQ M / 421 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.