











## 75 Gleadless Avenue

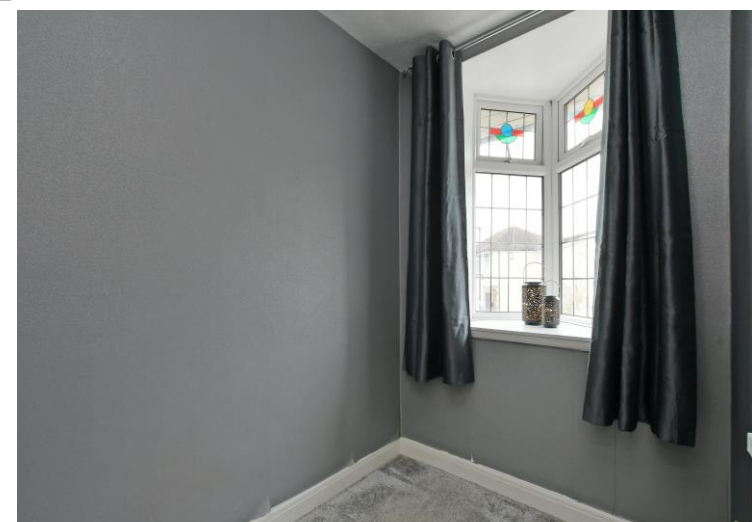
Gleadless • Sheffield • S12 2QG

Guide Price £180,000 - £190,000

Offering fabulous potential is a 3-bedroom semi-detached property in Gleadless providing excellent transport links. There is opportunity to extend or develop to the side and rear all subject to necessary consents. Benefits from a generous driveway and enclosed rear garden incorporating stone patio and lawn. Benefits from combination gas central heating and double glazing. uPVC front door enters into a spacious hallway leading to a dual aspect open plan, flexible living space. Presented in neutral tones and carpet the versatile area is complemented by bay window to the front and French doors at the rear offering pleasant outlook and direct access to the patio. The kitchen is fitted with neutral units, contrasting worktops and tiled splashbacks. Integrated appliances include oven and electric hob with space for further freestanding appliances, walk in pantry and alternative side door access. The first-floor features 2 good sized double bedrooms and a smaller front facing bedroom. The bathroom is equipped with modern 3-piece white suite, including overhead shower and tiled walls. The landing provides access to the loft space. Externally is a generous block paved driveway for multiple vehicles. At the rear though secure gates is a fully enclosed rear garden, offering patio and landscaped lawn. Gleadless Avenue is ideally located for access to a range of local amenities including shops, pubs, schools and public transport links.







- Semi Detached Property in Gleadless
- 3 Good Sized Bedrooms
- Offers Potential Subject to Consents
- Dual Aspect Open Plan Living Space
- Modern Bathroom
- Combination Boiler & Double Glazing
- Enclosed Rear Garden & Patio
- Generous Driveway for Multiple Vehicles
- Freehold & No Chain
- Council Tax Band A, EPC TBC







# 75 GLEADLESS AVENUE

APPROXIMATE GROSS INTERNAL AREA = 72.2 SQ M / 777 SQ FT

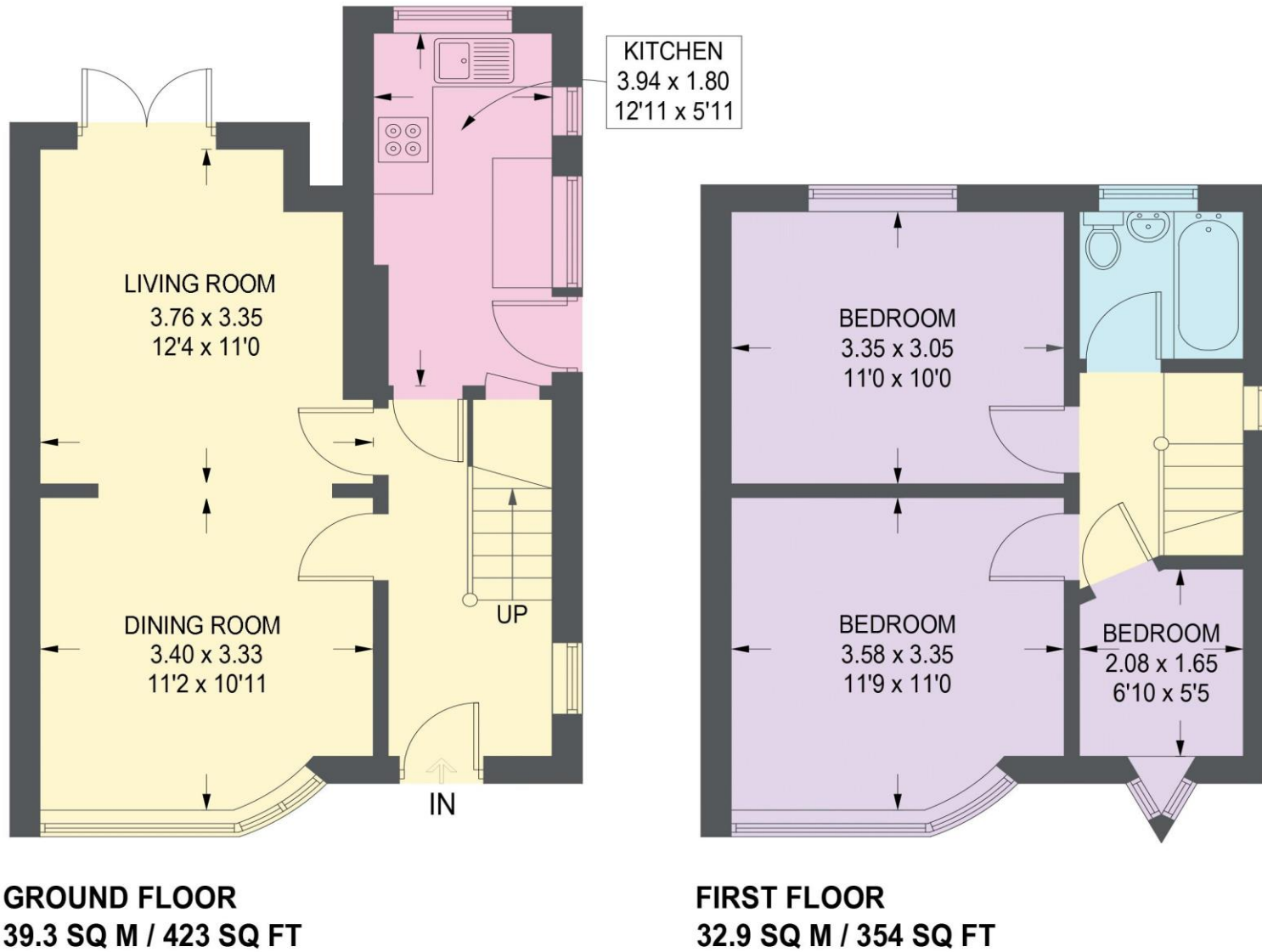


Illustration for identification purposes only, measurements are approximate, not to scale.



