







22 Greenfield Road

Sheffield • South Yorkshire • S8 7RQ

Guide Price £350,000 - £375,000

fabulous potential is a 3-bedroom detached family home located in Greenhill, S8. Requires modernisation throughout, featuring generously proportioned accommodation and fabulous, extensive rear garden. Benefits from gated driveway, garage, double glazing, gas central heating, AGA, generous rear garden and potential to develop to extend subject to necessary consents. The property opens into a spacious, welcoming entrance hall leading to a front and rear reception room, equipped with features fireplace and filled with natural light. The kitchen is fitted with a host of wooden units, a focal AGA and space with plumbing for a washing machine. Stairs descend to the cellar. The first floor comprises of 3, light and airy double bedrooms, and a useful walk in storage room, providing access to the loft space. The family bathroom is equipped with a traditional white suite and overhead shower. Externally a generous gated block paved driveway creates off street parking for multiple vehicles leading to a detached garage. To the rear of the property is an outside WC and hard standing patio overlooking a superb extensive lawn, bordered by mature hedging and complemented by established trees. Greenfield Road is convenient for a good range of local amenities including reputable local schools, cafes, public houses and shops, access to the city centre, train stations, motorway, hospitals, universities and the Peak District.





- Detached Family Home in Greenhill
- 3 Double Bedrooms
- 2 Reception Rooms
- Traditional Bathroom Suite
- Offering Fabulous Potential
- Extensive, Attractive Rear Garden
- Generous Driveway & Detached Garage
- Excellent Transport Links
- Tenure TBC
- Council Tax Band E, EPC E



22 GREENFIELD ROAD

APPROXIMATE GROSS INTERNAL AREA = 106.3 SQ M / 1144 SQ FT

BASEMENT = 8.3 SQ M / 89 SQ FT

GARAGE & WC = 14.4 SQ M / 155 SQ FT

TOTAL = 129.0 SQ M / 1388 SQ FT

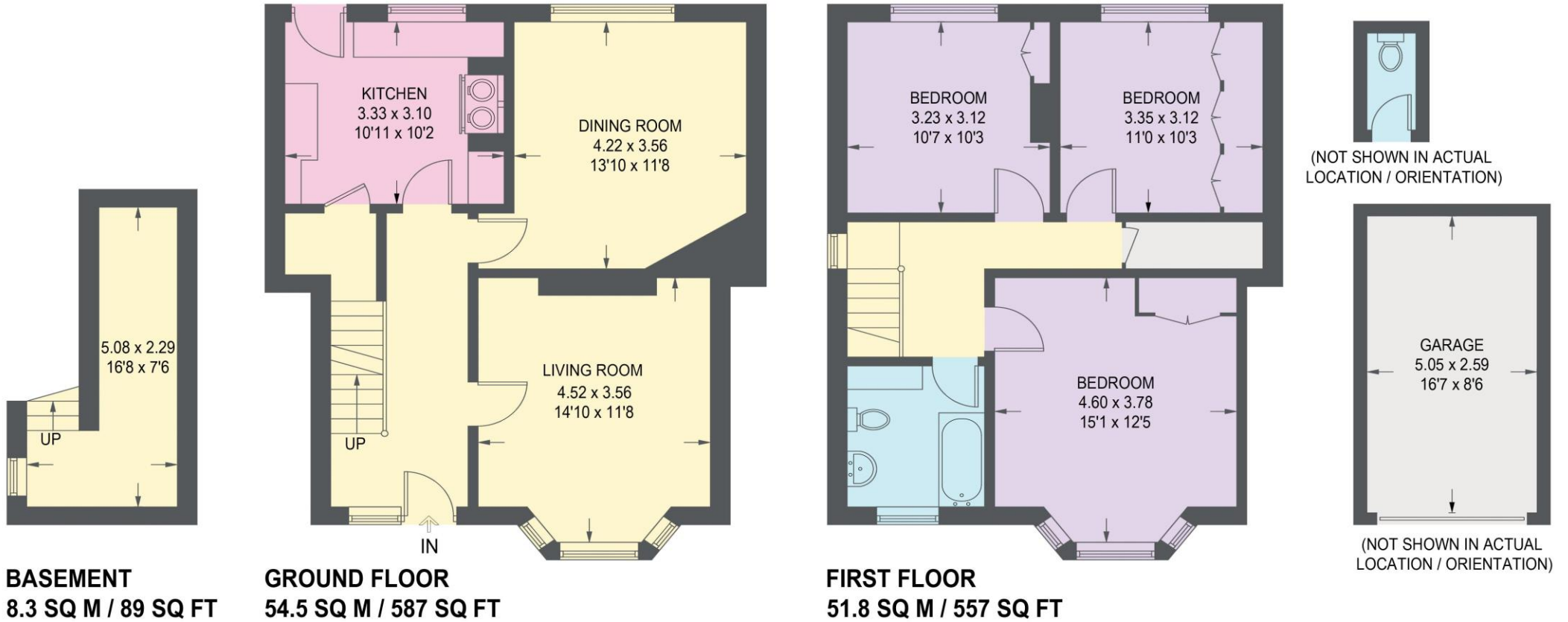


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



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