







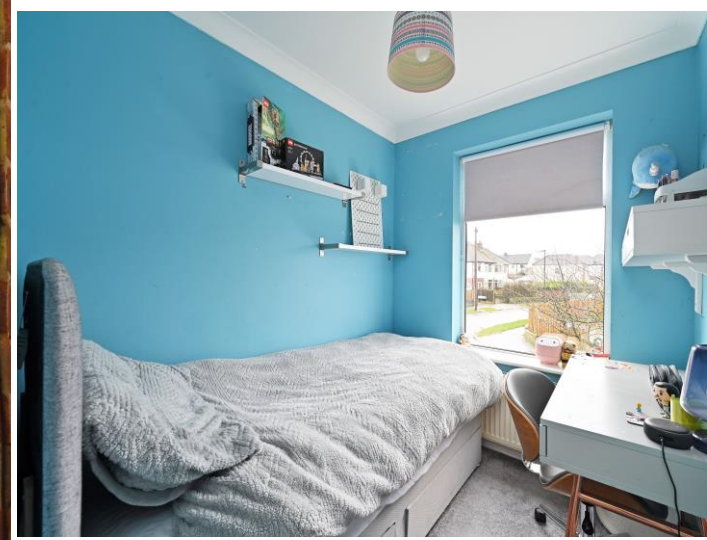
39 Glen View Road

Greenhill • Sheffield • S8 7SF

Guide Price £300,000 - £325,000

Located on an enviable corner location within a sought-after area is a 3 bedroom semi-detached family home. Stylishly presented and generously proportioned incorporating a fabulous open plan dining kitchen and conservatory leading out into a wraparound garden with converted garage offering a versatile living space. The property enters into a welcoming hallway creating a great first impression. The lounge is bay fronted presented in stylish tones, complemented by decorative coving and modern stone feature fireplace. The hub of the home is an open plan dining kitchen and adjoining conservatory filled with natural light overlooking the wraparound garden. The modern kitchen is fitted with matte white fronted units, contrasting worktops, tiled splashback and integrated appliances including an oven, electric hob and overhead extractor. Side door access links a utility space with ground floor WC. The first floor comprises of 3 bedrooms with built in wardrobes, carpet and made to measure blinds. A modern shower room is fully tiled with walk in shower, vanity hand wash basin and separate WC with bidet. Externally is a fully enclosed wraparound garden and gated driveway leading to a detached garage which has been converted to offer a flexible living space equipped with electricity and water. Glen View 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. Leasehold 800 years 24/06/1934 £9 pa Council Tax Band C, EPC Rating D.





- Attractive Semi-Detached Property in Greenhill
- 3 Bedrooms & Built in Wardrobes
- Open Plan Dining Kitchen & Conservatory
- Modern Kitchen & Separate Utility Area
- Stylish Decor & Made to Measure Blinds
- Excellent Transport Links
- Gated Driveway & Garage
- Wraparound Private Garden
- Leasehold 800 years 24/06/1934 £9 pa
- Council Tax Band C, EPC Rating D



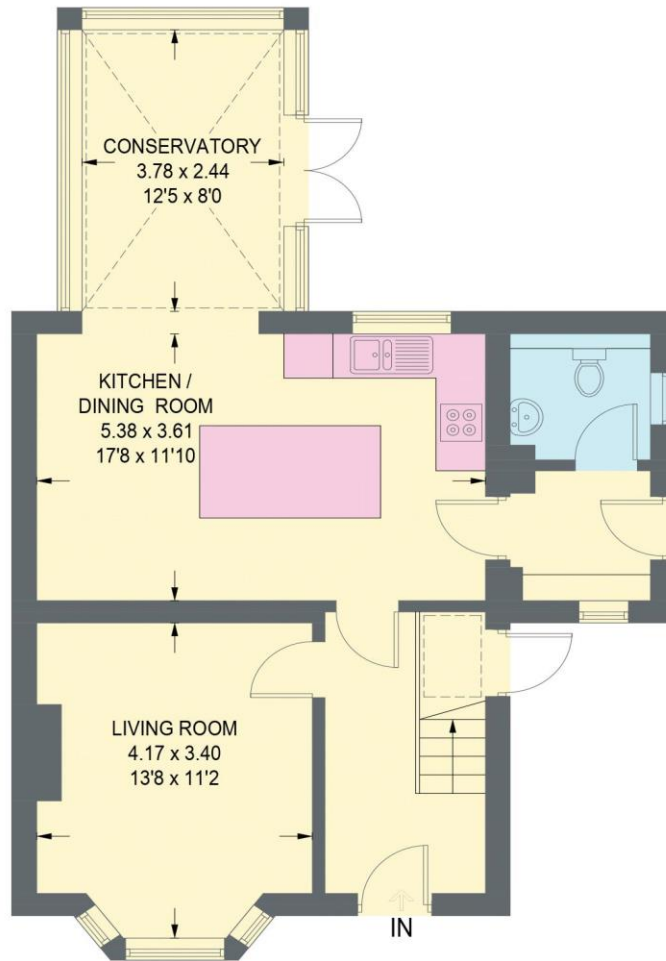


39 GLEN VIEW ROAD

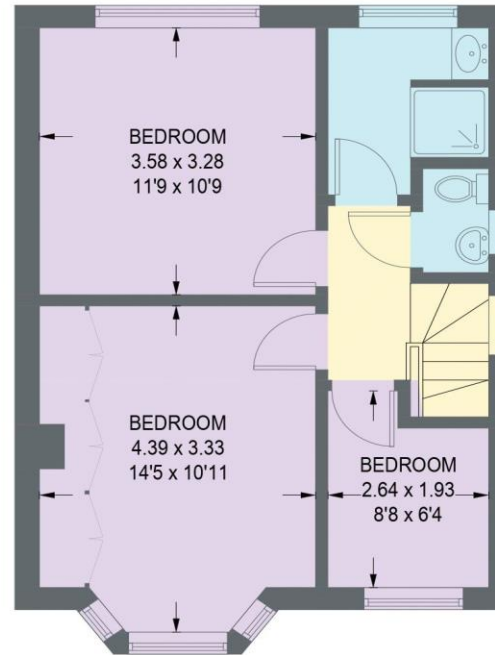
APPROXIMATE GROSS INTERNAL AREA = 102.2 SQ M / 1100 SQ FT

OUTBUILDING = 11.5 SQ M / 124 SQ FT

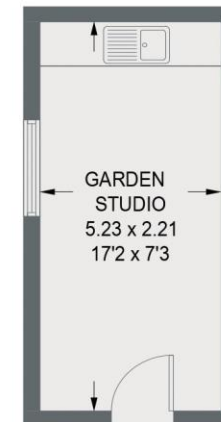
TOTAL = 113.7 SQ M / 1224 SQ FT



GROUND FLOOR
60.0 SQ M / 646 SQ FT



FIRST FLOOR
42.2 SQ M / 454 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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