







7 Middle Lane

Grenoside • Sheffield • S35 8PS

Guide Price £425,000 - £450,000

Fabulous 4-bedroom semi-detached stone-built cottage located within Grenoside conservation area. Effectively extended and improved by recent owners to offer flexible accommodation creating a versatile family home with fabulous wrap around garden and generous outbuilding offering potential to develop subject to necessary consents. The ground floor styled with a cosy cottage feel creates a flexible open plan living space with solid wooden sliding doors separating the lounge. A dual aspect room centred around a focal log burning stove and French doors which infuse with the wraparound garden. The open plan dining kitchen is fitted with neutral shaker style units and contrasting slate worktops incorporating integrated Bosch oven, gas hob and dishwasher with a beautiful Belfast sink overlooking the garden. Adjoining is a separate utility room with stable door. The dining area creates the hub of the home with ground floor WC. The first-floor features 4 double bedrooms, sympathetic to the style of the cottage incorporating built in wardrobes and presented in neutral tones. The family bathroom is equipped with traditional 3-piece white suite and wood panelling. A separate shower room features walk in double shower, Velux roof light and monochrome vinyl floor. Externally a wraparound garden creates a perfect enclosed outdoor space laid predominantly to lawn with a generous stone outbuilding creating fabulous potential to develop subject to necessary consents. Positioned within the heart of a popular village with a local community, well-placed for local shops and amenities, local schools, public transport, whilst being within close proximity of the Trans Pennine Trail and ancient woodland, as well as offering excellent access to the city centre, M1 motorway and Woodhead Road to Manchester.



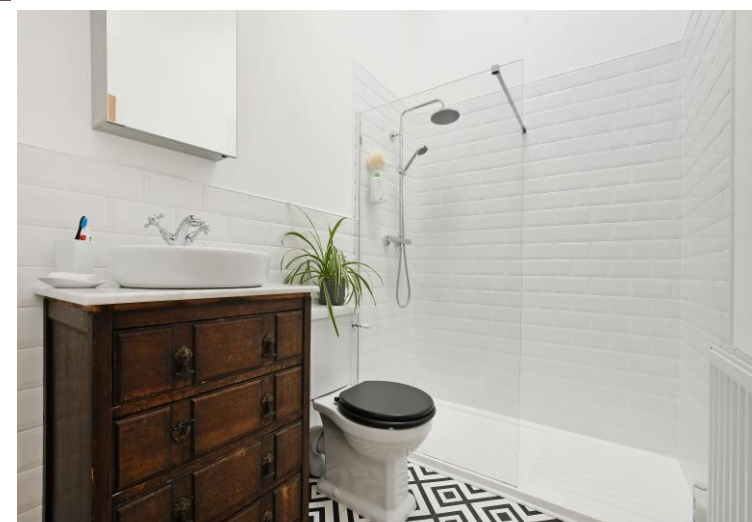
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- Fabulous Stone Built Semi Detached Cottage
- Located In Grenoside Conservation Area
- Versatile Open Plan Family Home
- 4 Bedrooms with Built in Storage
- Superb Kitchen & Separate Utility

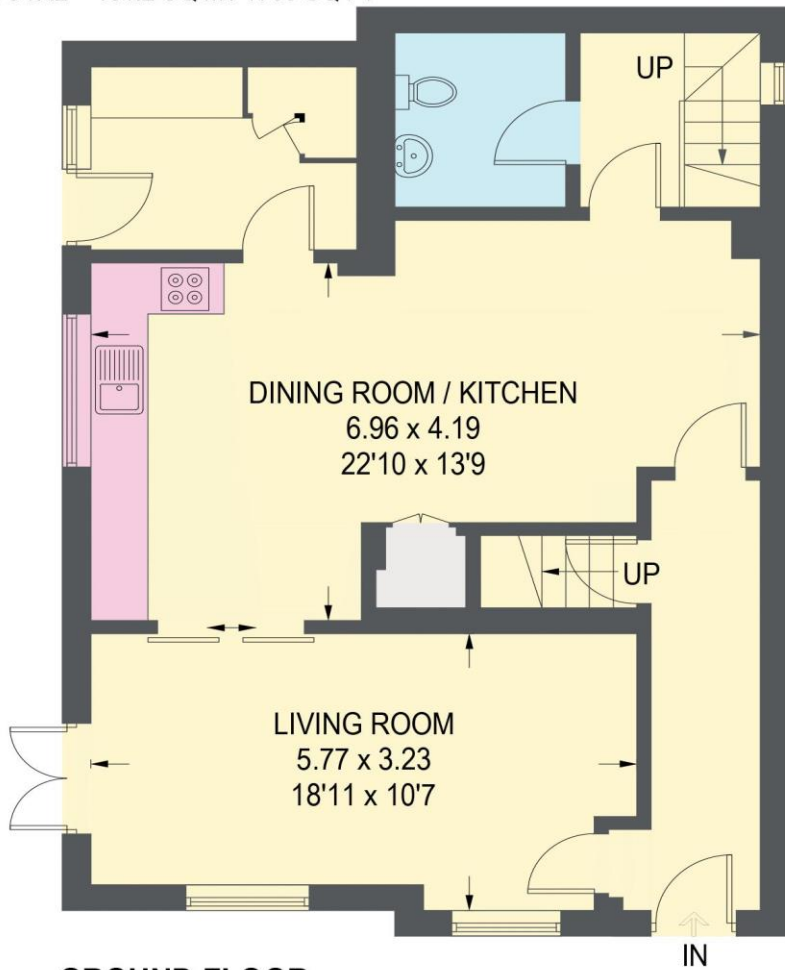
- Stylish, Traditional Bathrooms
- Wraparound Garden & Generous Outbuilding
- Excellent Transport Links to M1 Motorway
- Freehold
- Council Tax Band E, EPC TBC



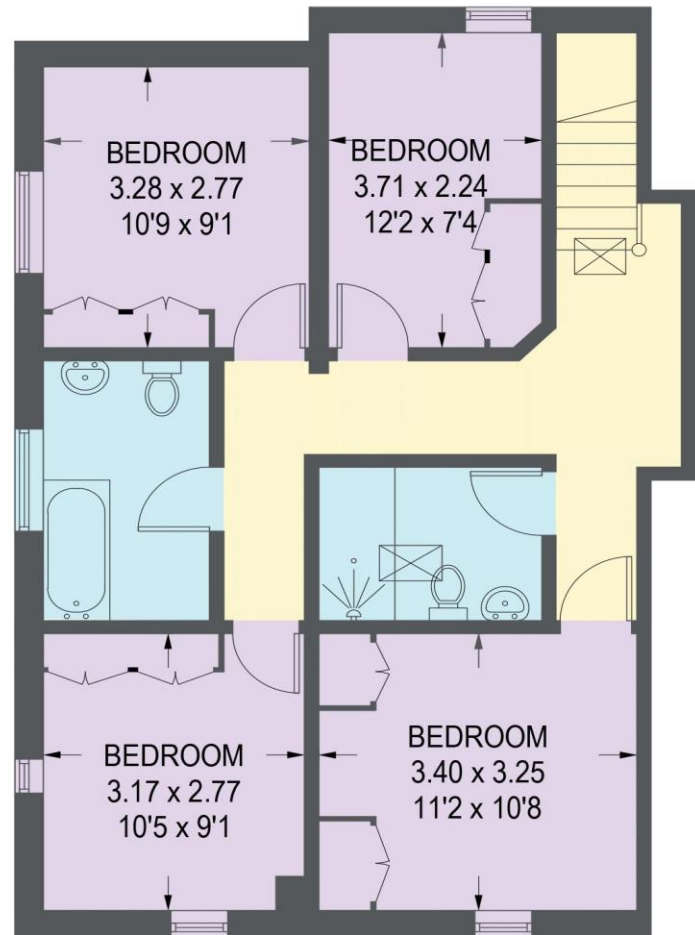


7 MIDDLE LANE

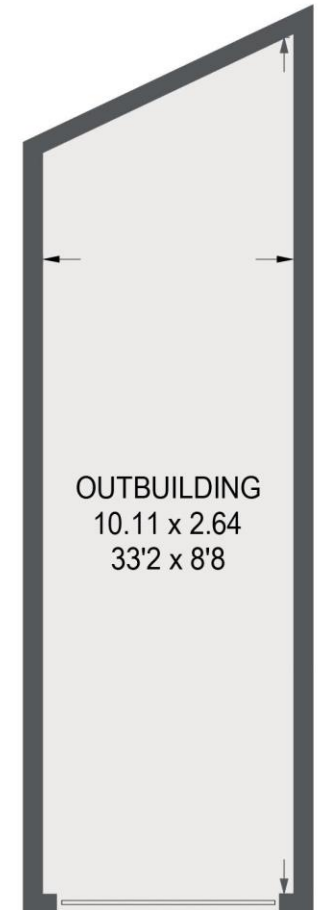
APPROXIMATE GROSS INTERNAL AREA = 136.3 SQ M / 1467 SQ FT
OUTBUILDING AREA = 24.9 SQ M / 268 SQ FT
TOTAL = 161.2 SQ M / 1735 SQ FT



GROUND FLOOR
70.7 SQ M / 761 SQ FT



FIRST FLOOR
65.6 SQ M / 706 SQ FT



OUTBUILDING
24.9 SQ M / 268 SQ FT
(Not Shown In Actual
Location / Orientation)

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



haus

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