





11 Greenwood Way

Sheffield • South Yorkshire • S9 4GZ

£100,000

Guide Price £100,000 to £110,000 Offering enormous potential is this 2 double bedroom, semi detached house in Littledale S9. The property boasts uPVC double glazing, combination gas central heating and an EPC rating of C. The property is offered for sale with no onwards chain and is Freehold. In brief the accommodation comprises; uPVC door to the hallway having a cupboard housing the meters. Cloakroom/W.C. Dual aspect living room with feature fire surround with electric fire. Kitchen fitted with a range of wall and base units, space for washing machine, fridge/freezer and gas cooker. Side lobby with store room housing the combination boiler. Upstairs are 2 double bedrooms and the family bathroom fitted with a white suite with full tiling. Outside to the front is a raised generous lawned garden, side access to the rear where the garden is laid predominantly to lawn, fully enclosed with rustic fencing, timber shed, brick outhouse and a glass greenhouse. Greenwood Way occupies a convenient position with access to local shops, Meadowhall, schools, public transport and excellent access to Sheffield City Centre and the motorway network.



- 2 Bedroom
- Semi Detached House
- uPVC Double Glazing
- Gas Central Heating
- No Chain

- In Need Of General Modernisation
- Generous Lawned Gardens
- Popular Location
- Council Tax Band A
- Freehold, EPC rating C



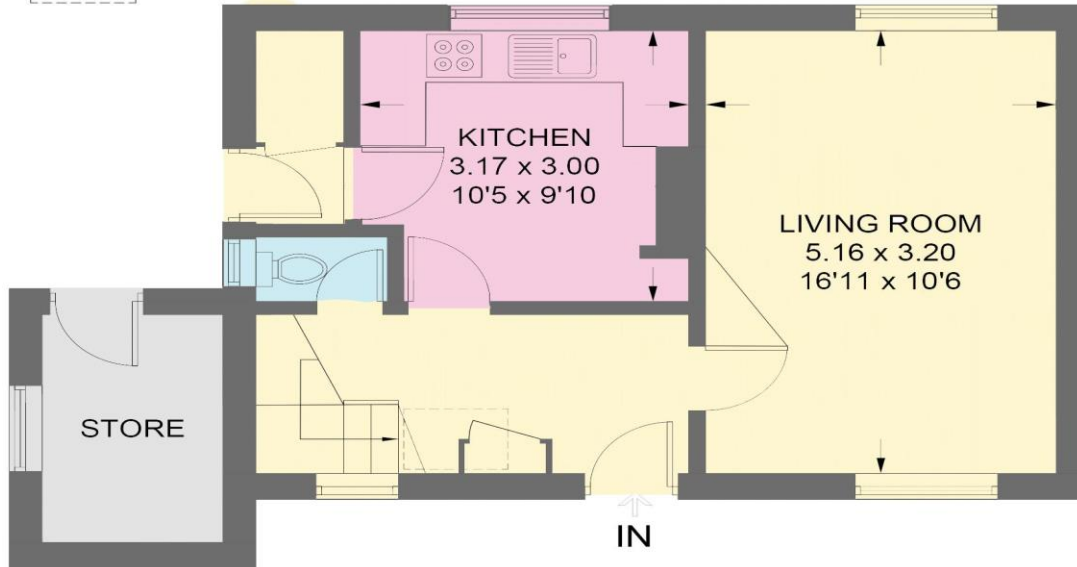
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APPROXIMATE GROSS INTERNAL AREA = 75.4 SQ M / 812 SQ FT

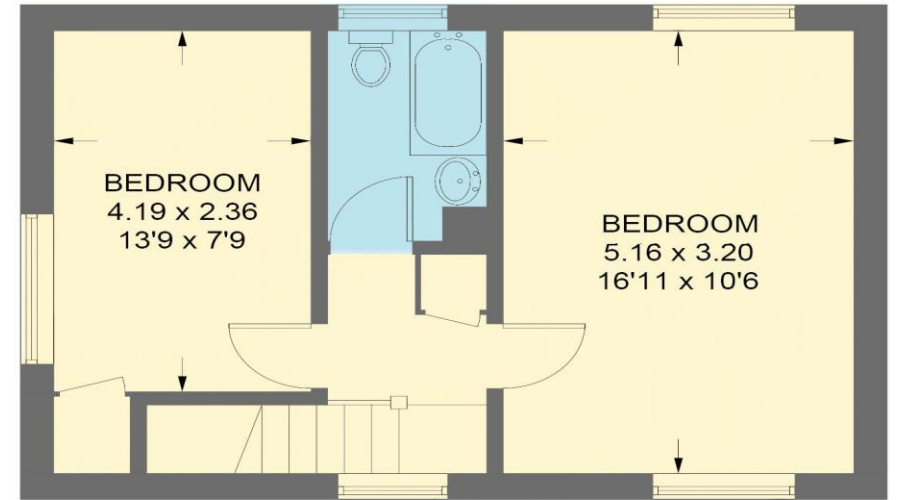
STORE = 4.5 SQ M / 48 SQ FT

TOTAL = 79.9 SQ M / 860 SQ FT

 = REDUCED HEADROOM BELOW 1.5m / 5'0



GROUND FLOOR



FIRST FLOOR

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.