











## 158 Greenhill Avenue

Greenhill • Sheffield • S8 7TF

Guide Price £325,000 - £350,000

Stunning 3-bedroom semi-detached property located on a popular road in Greenhill. Improved by current owner to create stylish, light and airy accommodation incorporating cosy lounge and fabulous open plan dining kitchen with French doors creating a seamless link with the attractive south facing rear garden. Benefits from generous driveway and detached garage offering great potential. The ground floor comprises of a bay fronted lounge presented in modern tones and laminate floor. Overlooking the enclosed south facing rear garden is a bright and airy open plan dining kitchen offering a flexible living space complemented by pleasant views and multifuel stove. The modern kitchen is fitted with 2 tone shaker style units topped with granite worktops and a range of integrated Neff appliances include fridge freezer, dishwasher, washing machine, oven and induction hob. The first-floor features 2 generously proportioned double bedrooms styled with modern décor and a smaller third bedroom ideal for home office equipped with phone socket. The family bathroom is a contemporary 3-piece white suite with separate corner shower cubicle. Externally a generous driveway creates a great first impression and offers off street parking. Shared driveway leads to a detached garage creating fabulous potential for various uses incorporating mezzanine level storage and electricity. An attractive south facing rear garden is designed to offer a stone patio and landscaped lawn enclosed with fencing and established planting. Located in a popular suburb with local shops, cafes and amenities on the doorstep. Great location to commute into Sheffield city centre or Chesterfield, with excellent transport links and reputable school close by.









- Attractive Semi-Detached Property in Greenhill
- 3 Bedrooms
- Stylishly Presented Throughout
- Open Plan Dining Kitchen with French Doors
- Modern Kitchen & Integrated Appliances
- Light & Airy Bathroom with Separate Shower
- Driveway & Detached Garage
- Enclosed South Facing Garden
- Leasehold Absent Landlord 800 years £1933
- Council Tax Band C, EPC Rating C





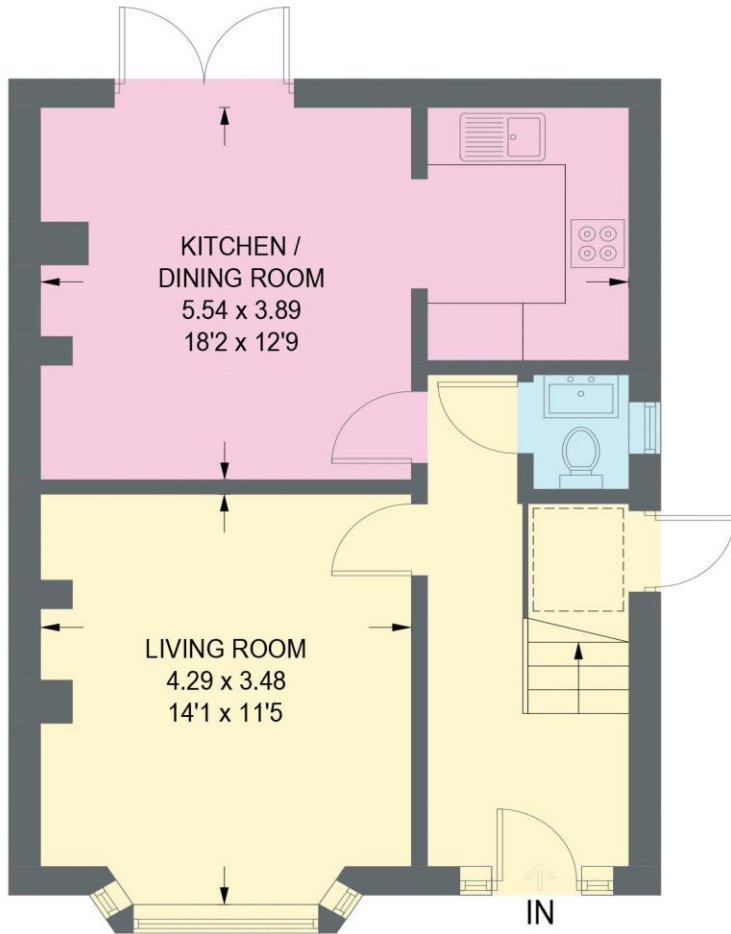


# 158 GREENHILL AVENUE

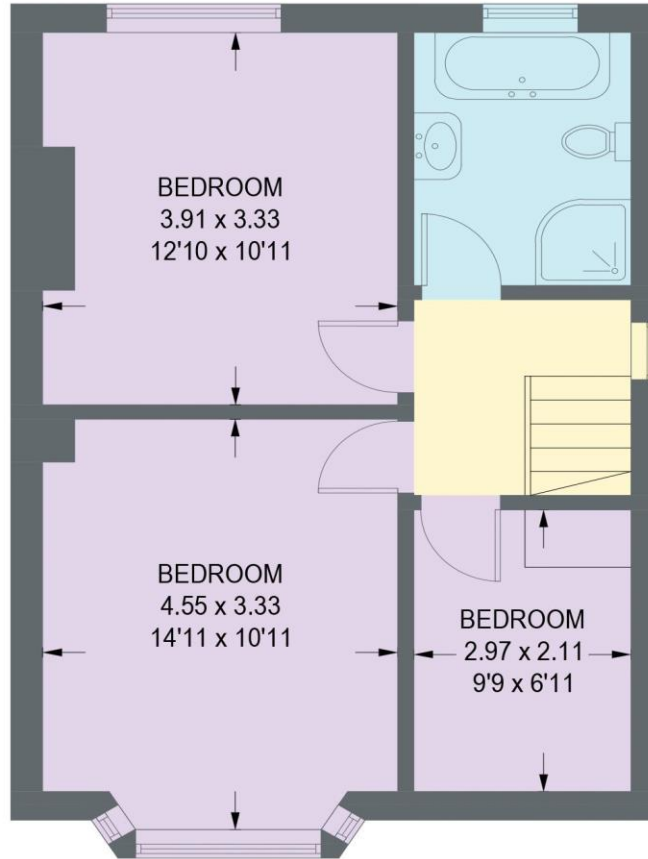
APPROXIMATE GROSS INTERNAL AREA = 90.3 SQ M / 972 SQ FT

GARAGE = 11.0 SQ M / 118 SQ FT

TOTAL = 101.3 SQ M / 1090 SQ FT



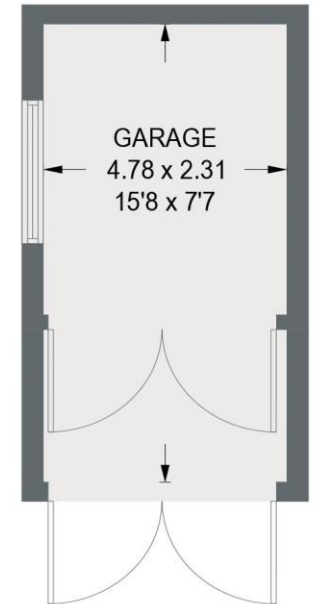
**GROUND FLOOR**  
**45.4 SQ M / 489 SQ FT**



**FIRST FLOOR**  
**44.9 SQ M / 483 SQ FT**

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

 = Reduced headroom below 1.5m / 5'0



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)





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