

FOR SALE

£190,000 Not Applicable



# 174 Main Street, GrenosideSHEFFIELD, , S35 8PR

- FREEHOLD
- 3 BEDROOMS
- KITCHEN/DINER
- MODERN COMBI BOILER

- CELLAR
- LARGE REAR GARDEN
- EXCELLENT LOCATION
- VIEWING ESSENTIAL



## PROPERTY DESCRIPTION

---

DESIRABLE FAMILY ORIENTATED VILLAGE OF GRENOSIDE!! FIRST TIME BUYERS DREAM!! SOLD WITH NO ONWARD CHAIN!! Be quick to view this lovely three bedroom end terrace property set in the heart of the delightful village of Grenoside, access to the motorway and super tram network within a short drive, fantastic local schools, public transport links, village pubs and surrounding countryside all on your doorstep. This property won't be around for long. Viewing Highly Recommended!! CALL PINKS TODAY ON 0114 6984687.



## ROOM DESCRIPTIONS

---

### **Kitchen**

Kitchen/diner with front aspect allowing natural light to flow through, comprising a range of wall and base units with worktops inset with a one bowl stainless steel sink. The room has tiling to the splash backs and carpeted flooring. The room has space for a freestanding cooker and plumbing for a washing machine. Gives access to a storage cupboard giving access to the cellar.

### **Lounge**

Relax in this well presented rear aspect lounge allowing lashings of natural light to flow through, the room has a neutral colour scheme to the walls, a wall mounted gas fire and carpeted flooring. A television aerial is provided.

### **Rear Porch**

Provides extra storage space and gives access to the garden.

### **Landing**

The staircase and first floor landing are carpeted throughout with contemporary decoration beyond. Gives access to the loft.

### **Master Bedroom**

This spacious master bedroom with rear aspect allowing for natural light to flow, the room is finished in contemporary style with carpeted flooring. Space is available for either free standing or fitted furniture.

### **Bedroom Two**

The second bedroom is a double room finished in contemporary style with carpeted flooring. Benefits built in wardrobes providing hanging and storage space. Having a front aspect allows natural light into the room.

### **Bedroom Three**

The third and final front aspect bedroom is a good size single room.

### **Bathroom**

Bathroom comprising a suite of a pedestal wash hand basin, bath and WC. The room has tiling to the splash backs, carpeted flooring and gives access to storage cupboards. A rear obscure aspect to allow for ventilation and light.

### **Garden**

To the rear of the property is a large garden which is predominantly laid to lawn. Gives access to an outside toilet.

### **Additional Information**

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

### **Offer Procedure**

If you are interested in offering on this



