



86 Bingham Park Road, Greystones, Sheffield, Yorkshire, S11 7BE



86 Bingham Park Road

Greystones

Guide Price

£390,000

For sale with NO CHAIN is this effectively extended three double bedroom semi-detached home situated in this first class location close to all of the amenities on Ecclesall Road, having Bingham Park and adjoining Endcliffe Park on the door step making it an ideal purchase for the growing family.

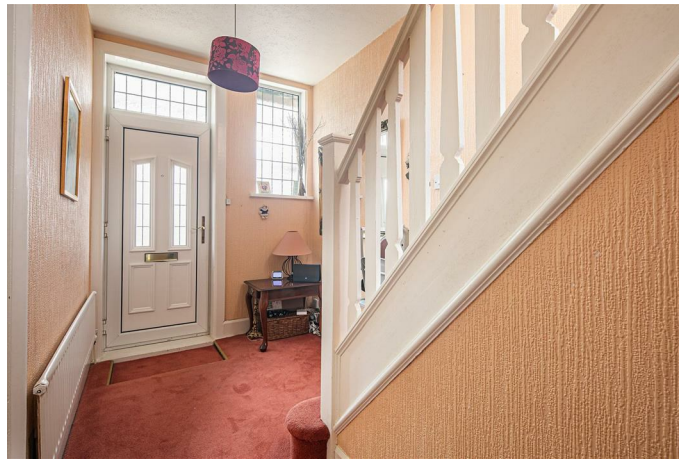
The accommodation, having UPVC double glazing and gas central heating, briefly comprises of: Entrance porch and hallway. Bay windowed dining to the front leading into a rear reception room overlooking the garden. Separate extended kitchen having a range of units at wall, drawer and base level with integrated oven, hob, fridge/freezer and washing machine. To the first floor are three very generous bedrooms, all benefitting from fitted storage and wardrobes and a modern bathroom with bath, shower, W.C and wash hand basin. The loft space is ideal for storage otherwise ripe for conversion (subject to the relevant planning consents).

Outside there is a garden and driveway to the front, leading to a car port and detached garage. To the rear is a delightful garden, well stocked with an array of established plants and shrubs and enjoying a delightfully private aspect.



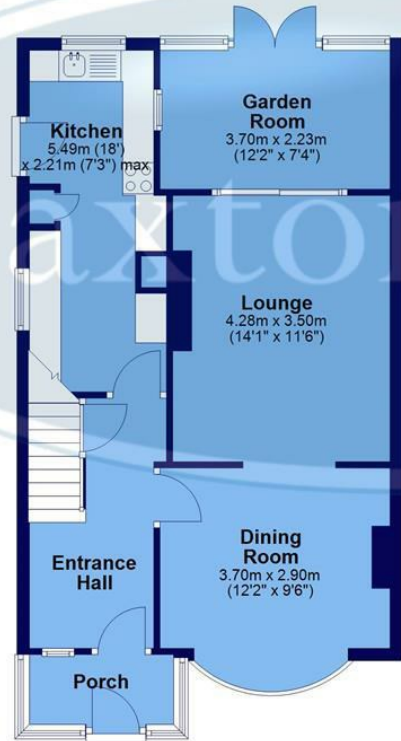
- Three Large Bedrooms All With Fitted Wardrobes
- Private Garden To The Rear
- Off Street Parking & Detached Garage
- No Onward Vendor Chain
- Fantastic Location Next To Bingham Park
- Close To The Fashionable Ecclesall Road
- Ideal Family Home With Excellent School Catchment
- EPC Rating: D/Council Tax: Band C
- Tenure: Leasehold
- Viewing Via Banner Cross Office





Ground Floor

Main area: approx. 59.0 sq. metres (635.0 sq. feet)
Plus garages: approx. 13.3 sq. metres (143.5 sq. feet)



First Floor

Approx. 47.3 sq. metres (509.0 sq. feet)



Main area: Approx. 106.3 sq. metres (1144.0 sq. feet)
Plus garages: approx. 13.3 sq. metres (143.5 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

Saxton Mee