



SOLD
subject to contract
Residential



Wheel Lane Grenoside Sheffield S35 8RN
Offers Around £250,000

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**** NO CHAIN ** SOUTH FACING REAR GARDEN ** FREEHOLD **** Enjoying attractive views to the front and rear is this bay fronted, three bedroom semi detached property which benefits from a good size rear garden, a driveway, garage, uPVC double glazing and gas central heating. Located in the popular commuter location of Grenoside, close to an array of amenities, surrounded by several highly regarded primary and secondary schools and less than 10 mins drive to the M1. The property has been well-kept but is in need of modernisation ideal for the discerning purchaser to alter, adapt and update to their own tastes. In brief, the living accommodation comprises front uPVC door and porch with access into the entrance hall with a storage cupboard. Access to the lounge, dining room and kitchen. The lounge to the front has a large bay window allowing lots of natural light while overlooking views to open countryside along-with a feature fireplace. The dining room has a French door which opens onto the rear garden. The kitchen has a range of wall, base and drawer units with a work top which incorporates the sink and drainer. Integrated fridge and housing for a washing machine and oven. There is a pantry under the stairs, an original cupboard, a pulley maid and a rear uPVC entrance door. From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three bedrooms, a bathroom and separate WC. The master to the front has a bay window overlooking views to open countryside and benefits from fitted wardrobes. Double bedroom two overlooks the rear garden and enjoys the views beyond and benefits from fitted wardrobes. Bedroom three again benefits from fitted wardrobes. The bathroom comes with a wash basin and a storage cupboard which houses the hot water tank.

- EARLY VIEWING ADVISED
- THREE BEDROOM SEMI DETACHED
- SOUTH FACING REAR GARDEN
- DRIVEWAY & GARAGE
- LOUNGE, DINING ROOM & KITCHEN
- FABULOUS FRONT & REAR OUTLOOK
- EXCELLENT COMMUTER LINKS





OUTSIDE

A low wall encloses a front lawn with a gravel border and plants and shrubs. A driveway providing off-road parking leads to the detached garage with up and over door, side door and two large windows along-with an attached brick built garden store. A gate gives access to the fully enclosed, south facing rear garden which has a lawn, greenhouse and a vegetable patch.

LOCATION

Situated in this sought-after location in North Sheffield, within easy reach of a range of amenities in the surrounding areas including well regarded schools, restaurants and retail, in addition to countryside and woodland walks. Grenoside provides convenient access to Sheffield City Centre, as well as other South Yorkshire towns, in addition to the M1 motorway network, at junction 36.

MATERIAL INFORMATION

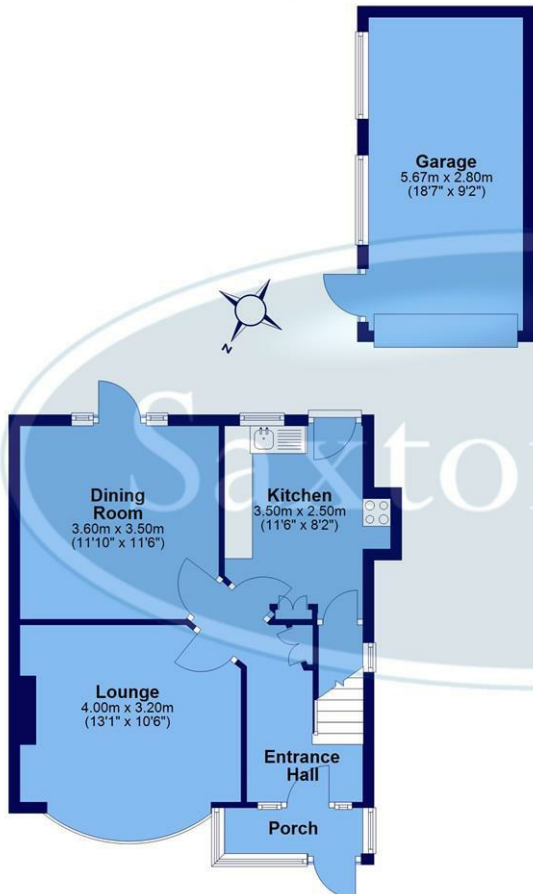
The property is Freehold and currently Council Tax Band C.

VALUER

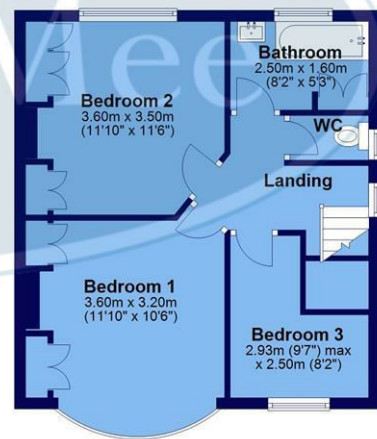
Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.

Ground Floor
Main area: approx. 45.4 sq. metres (488.3 sq. feet)
Plus garages, approx. 15.8 sq. metres (170.4 sq. feet)



First Floor
Approx. 42.6 sq. metres (458.3 sq. feet)



Main area: Approx. 87.9 sq. metres (946.5 sq. feet)
Plus garages, approx. 15.8 sq. metres (170.4 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		70	85
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
		67	82
England & Wales	EU Directive 2002/91/EC		