



74 Annesley Road

Greenhill, S8 7SD

A fantastic opportunity has arisen to purchase this hugely deceptive two double bed roomed end of terraced property. Ideally placed in the heart of old Greenhill within catchment for reputable schools and numerous local amenities number seventy four enjoys extremely spacious rear gardens that allow the opportunity subject to planning to further extend the existing accommodation (subject to planning). Offered to the market with the benefit of no onward chain viewing is essential to fully appreciate the size of this lovely home. Being of particular interest to the first time buyer, young family and professional couple alike the property in brief comprises hallway, sitting room, dining kitchen, two double bedrooms, family bathroom, parking to the front and superb rear gardens

Guide Price £150,000 - £160,000

786 Chesterfield Road, Sheffield, S8 0SF

T: 0114 2 50 60 70

E: info@whitehorne.com

W: www.whitehorne.com



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ENTRANCE HALL The reception hallway has a staircase to the first floor, double banked central heating radiator and a panelled door giving access to a front sitting room

SITTING ROOM 11' 8" x 14' 7" (3.56m x 4.44m) There is a front facing uPVC sealed unit double glazed deep walk in bay window, television aerial point, dado rail, double banked central heating radiator and attractive coordinating decoration

DINING KITCHEN 9' 10" x 14' 8" (3m x 4.47m) Sliding concertina panelled doors give access to a back dining/breakfasting kitchen. There is tiled flooring, uPVC sealed unit double glazed rear entrance door with glazed frosted middle sections and a double banked central heating radiator. There is a rear facing uPVC sealed unit double glazed broad picture window with a stainless steel sink and a half drainer situated beneath, plumbing for a dishwasher and plumbing for a washing machine. The kitchen has an integrated four ring gas hob by Candy with built in extractor canopy and light fitted above that and a matching electric fan assisted oven situated beneath that. There is an integrated fridge and freezer, an excellent range of wall and base units, roll top work surfaces, tiled splash backs, wine rack display unit and low voltage halogen spotlights to the ceiling. Sliding concertina panelled doors give access to built in under stairs storage facilities housing gas and electricity meters. There is a side facing uPVC sealed unit double glazed picture window

The first floor landing has loft access and a side facing uPVC sealed unit double glazed picture window.

BATHROOM A panelled door gives access to the bathroom which has a full suite in white comprising of a low flush WC, pedestal wash hand basin and a deep cast iron bath. There is a vertical heated towel rail/radiator, tiled walls, wall mounted electric shower, low voltage halogen spotlights to the ceiling and a rear facing frosted uPVC sealed unit double glazed picture window.

BEDROOM ONE 12' 5" x 15' 0" (3.78m x 4.57m) A panelled door gives access to front double bedroom one. There are twin front facing uPVC sealed unit double glazed picture windows, two central heating radiators and a range of built in bedroom furniture situated to one wall which in turn provides deep useful recess hanging and storage facilities.

BEDROOM TWO 9' 10" x 9' 0" (3m x 2.74m) A panelled door gives access to back bedroom two. There is a dimmer light switch, rear facing uPVC sealed unit double glazed picture window

OUTSIDE To the front of the property is a driveway providing hard standing, wrought iron gates to the side given access to a pathway leading onto expansive rear gardens.

There is a large terrace/sitting out area, external water tap, external sensor security lighting. The gardens are hugely deceptive in size from the front of the property. There is a level lawn garden area, attractive well stocked edged in borders. There is a second level and laid to lawn garden, privet hedging situated to either side and a large external storage area to the very rear. The gardens are a huge feature to the property and must be viewed as they lend themselves subject to planning to extend the existing property.

VALUER

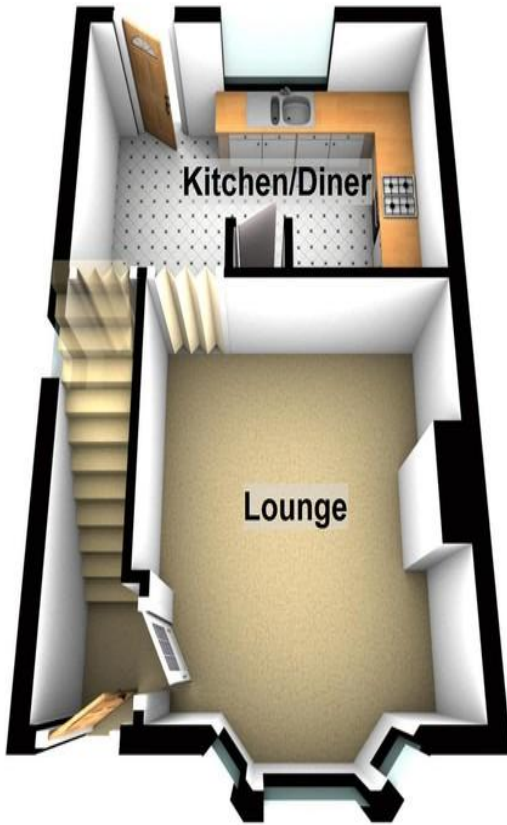
Andy Robinson





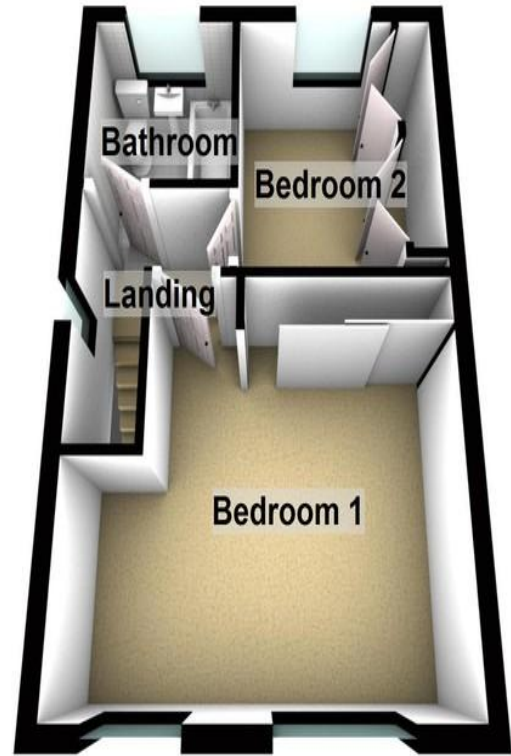
Ground Floor

Approx. 28.2 sq. metres (303.1 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.5 sq. feet)



Total area: approx. 56.3 sq. metres (605.5 sq. feet)

Viewing and Offer Procedure

All enquiries and negotiations through Whitehorne on 0114 2506070. We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our mortgage consultants will speak with you to "qualify" your offer.

Sales Particulars

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Items described in these particulars are included in the sale although we cannot verify that they are in working order, or fit for their purpose - the buyer is advised to obtain verification from their solicitor or surveyor. Please note all the measurement details are approximate and should not be relied upon as exact. All plans/maps contained within our brochures are for identification and guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact.

Additional Whitehorne Independent Estate Agent Information

Whitehorne Independent Estate Agents are committed to offering the best possible service to our clients. We have on hand mortgage consultants, at Independent Mortgage Services, to help you find the best mortgage deals for your individual needs - deals that in some cases are not available direct. Please contact Whitehorne Estate Agents on 0114 2506070 for this service.

