



10 Downing Road

Greenhill, S8 7SH

An internal inspection is advised to truly appreciate the standard of accommodation that is on offer at number 10. Located in one of unquestionably one of Sheffield's most prestigious and popular residential suburbs this property would be perfect for first time buyers and young families. Falling within the catchment area for local reputable schools and being in an ideal location to take advantage of not only the great public transport links but also has a host of local amenities within easy walking distance. Briefly consists of entrance hallway, lounge, dining room, conservatory, kitchen, two large double bedrooms and family bathroom.

Offers In Region Of
£209,950



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Access to the property is gained via a wood panelled side entrance door with glazed panelled middle sections and glazed frosted panelled sections to the side. The reception hallway has high quality wood laminate flooring, carpeted staircase to the first floor, under stairs storage, security alarm panel and a glazed panelled door which gives access into the principal reception room.

SITTING ROOM 14' x 12' 10" (4.27m x 3.91m) This bright, airy and well presented principle reception room has carpeted flooring, picture rail, coving to the ceiling double banked central heating radiator, numerous electrical sockets, TV aerial point and front facing uPVC sealed unit double glazed deep walk in bay window. A focal feature of the room itself is gas fire to the central section of the chimney breast.

DINING ROOM 22' 4" x 14' 4" (6.81m x 4.37m) A glazed panelled door gives access into the rear dining room which has carpeted flooring, spot lighting and a further glazed panelled door giving access into the kitchen. There are two double banked central heating radiators, electric fire set within the chimney breast, numerous electrical sockets and a rear facing sealed unit double glazed French doors which give access into an extended conservatory to the rear.

KITCHEN 9' 9" x 8' 1" (2.97m x 2.46m) The kitchen has tiled flooring, a range of wall and base units, roll top work surfaces and tiled splash backs. Set within the work surface itself is a stainless steel sink and half and drainer with over head mixer tap, four ring gas hob and electric fan assisted oven. There are twin uPVC sealed unit double glazed picture windows to the rear, spotlights and a side facing wood panelled stable style door with sealed unit double glazed panel to one side. The kitchen has a space and point for an under counter fridge and space, point for a under counter washing machine and single banked radiator.

CONSERVATORY The conservatory is majority of brick construction with uPVC panelling to the rear, the room flows on from the dining room and is flooded with ample natural light from the many uPVC sealed unit windows. Has uPVC sealed unit French doors giving access out to the rear gardens.

A carpeted staircase to the first floor which has wood panelled doors off to the bathroom and bedrooms. There is loft access off from the landing.

BATHROOM 8' x 6' 5" (2.44m x 1.96m) There is a suite in white comprising of a low flush WC, pedestal wash hand basin, panelled and tiled surround corner bath with a thermostatically controlled shower situated to the system itself. There is a side facing uPVC sealed unit double glazed frosted picture window and a single banked central heating radiator. There is tiled effect vinyl flooring.

BEDROOM ONE 14' 1" x 12' 3" (4.29m x 3.73m) There is carpeted flooring, double banked radiator, picture rail, numerous electrical sockets and TV aerial point. A focal feature of the room itself is a cast iron, decorative fire set within the central section of the chimney breast. There is a front facing uPVC sealed unit double glazed deep walk in bay picture window with great views and aspects out over the front of the property and beyond

BEDROOM TWO 14' 4" x 12' 4" (4.37m x 3.76m) A wood panelled door gives access to bedroom two. An excellent sized second double bedroom which has a picture rail, rear facing uPVC sealed unit double glazed deep walk in bay picture window and a side facing uPVC sealed unit double glazed picture window. There are numerous electrical sockets and a dimmer light switch.

OUTSIDE To the front of the property is hard standing for up to three vehicles.

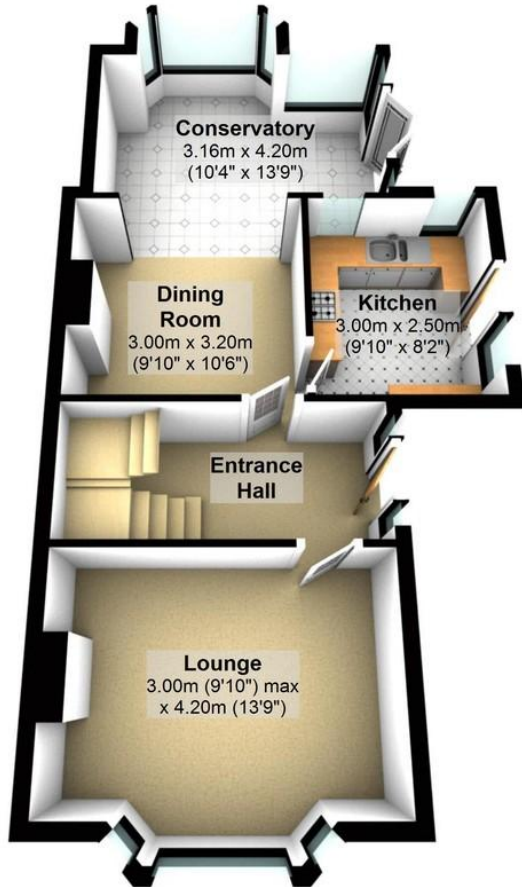
To the rear of the property is a large well enclosed family friendly garden which is mainly laid to lawn with attractive mature boarders, large patio area and a wooden built storage facility.





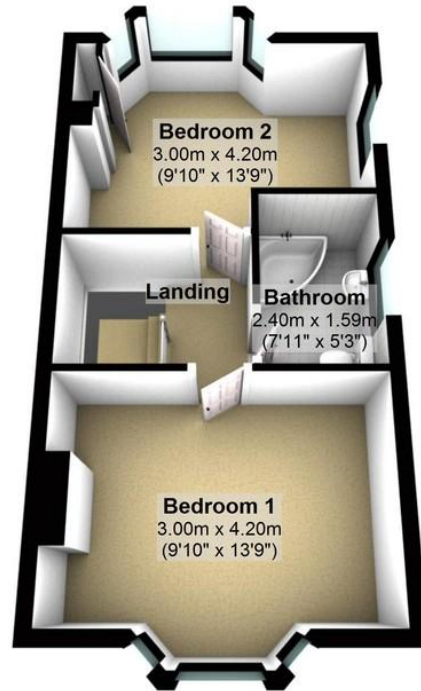
Ground Floor

Approx. 51.3 sq. metres (552.0 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.6 sq. feet)



Viewing and Offer Procedure

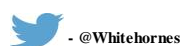
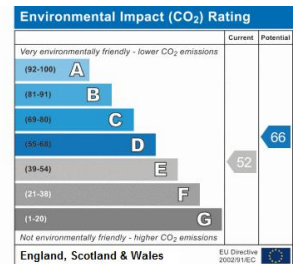
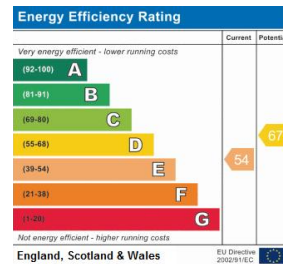
All enquiries and negotiations through Whitehorns on 0114 2506070. We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our mortgage consultants will speak with you to "qualify" your offer.

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.

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