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Greenwood Road

High Green, Sheffield, S35 3GU

Guide Price £80,000 - £90,000

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- 2 BED FIRST FLOOR FLAT
- GENEROUS ROOM SIZES
- NEW FLOORING TO KITCHEN AND BATHROOM
- COMMUNAL GARDENS
- CLOSE TO AN ARRAY OF AMENITIES
- NO UPWARD CHAIN
- FRESH WHITE DECOR
- 2 DOUBLE BEDROOMS
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND A

Tel: 0114 257 8999

Greenwood Road

High Green, Sheffield, S35 3GU

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GUIDE PRICE £80,000 - £90,000. NO UPWARD CHAIN! A first-floor two-bedroom flat, offering the perfect opportunity to step onto the property ladder or add a strong addition to a rental portfolio.

Set in a great commuter location, this well-presented flat offers easy access to the M1 within just a few minutes' drive, alongside good bus routes and Chapeltown train station just over the hill — with direct roads connecting to Sheffield, Rotherham, and Barnsley. Whether commuting for work or exploring the wider region, the location couldn't be more convenient.

Inside, the flat boasts its own private entrance leading to a bright and roomy hallway, with stairs rising to a spacious first-floor landing offering excellent storage options throughout. Finished in fresh white décor throughout, the property is ready for someone to move straight in and put their own stamp on it. The living accommodation comprises a spacious lounge filled with natural light, flowing through to a well-equipped kitchen complete with ample storage and integrated appliances. Two double bedrooms and a generously sized bathroom, finished with decorative tiling, complete the internal accommodation.

Outside, residents can enjoy communal gardens laid to lawn, along with the practicality of nearby bin stores and ample on-street parking on Greenwood Road. With an array of local amenities and outstanding schools close by, this property ticks every box for first-time buyers and investors alike.

Offered with no upward chain, this represents a wonderfully straightforward transaction — and with so much to offer, early viewing comes highly recommended to avoid missing out on this fantastic opportunity.

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ENTRANCE

Boasting its own private entrance, a uPVC glazed door opens into a generously proportioned hallway, finished in fresh white décor that sets a bright, welcoming tone from the outset. A large under-stairs storage cupboard/cloakroom offers valuable practical space right from the off. Stairs rise to the first floor, passing a uPVC window that floods the staircase with natural light, leading up to the landing.

LANDING

A roomy landing sets the tone for the accommodation on offer, complete with a wall-mounted radiator and a handy alcove ideal for further storage. A loft hatch offers further storage potential if needed, while doors lead off to all rooms.

LIVING ROOM

13'1" x 9'10" (4 x 3)

A spacious living area enjoys an abundance of natural light through a large front-facing uPVC window, complemented by a built-in storage cupboard, wall-mounted radiator, aerial point, and telephone point. A doorway leads directly through into the kitchen.

KITCHEN

9'10" x 7'10" (3 x 2.4)

The kitchen offers an array of light wood wall and base units providing ample storage space, contrasted beautifully by black work surfaces. An inset stainless steel sink and drainer sits alongside a matching mixer tap, while integrated stainless steel gas hob and electric oven are complemented by a stainless steel chimney-style extractor above. There's space for a tall fridge freezer, along with under-counter space and plumbing for a washing machine. The room is finished with wall mounted boiler, new flooring, a wall-mounted radiator and a uPVC window.

BEDROOM 1

11'9" x 11'1" (3.6 x 3.4)

A good-sized double bedroom benefits from a built-in storage cupboard, wall-mounted radiator, and uPVC window.

BEDROOM 2

11'9" x 9'10" (3.6 x 3)

A further double bedroom is fitted with a wall-mounted radiator and a front-facing uPVC window.

BATHROOM

7'10" x 5'10" (2.4 x 1.8)

A generously sized bathroom is tiled around the suite in decorative grey tiles and comprises a bath with electric shower over, white pedestal sink, and low-flush WC. Finished with a wall-mounted radiator, new flooring, and a frosted uPVC window.

EXTERIOR

Outside, residents benefit from communal gardens, mainly laid to lawn with handy washing lines — a lovely spot to get some fresh air during the summer months. Bin stores are located to the front of the property, while ample on-street parking is available on Greenwood Road.

Floorplan

Total floor area: 64.3 sq.m. (692 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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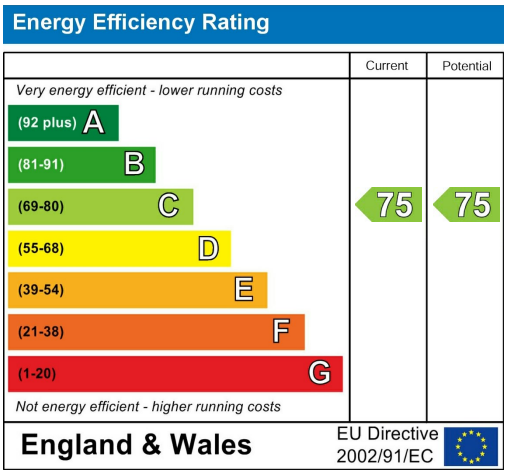
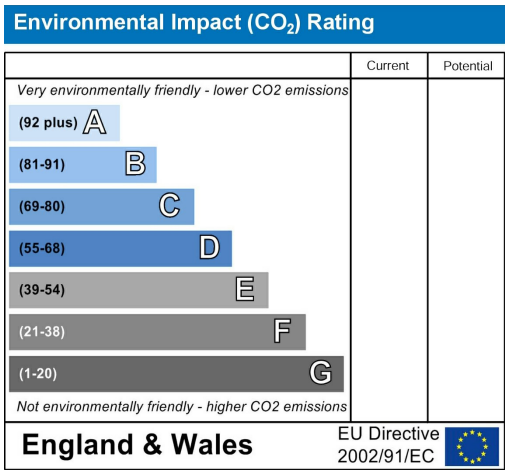
Energy Efficiency Graph

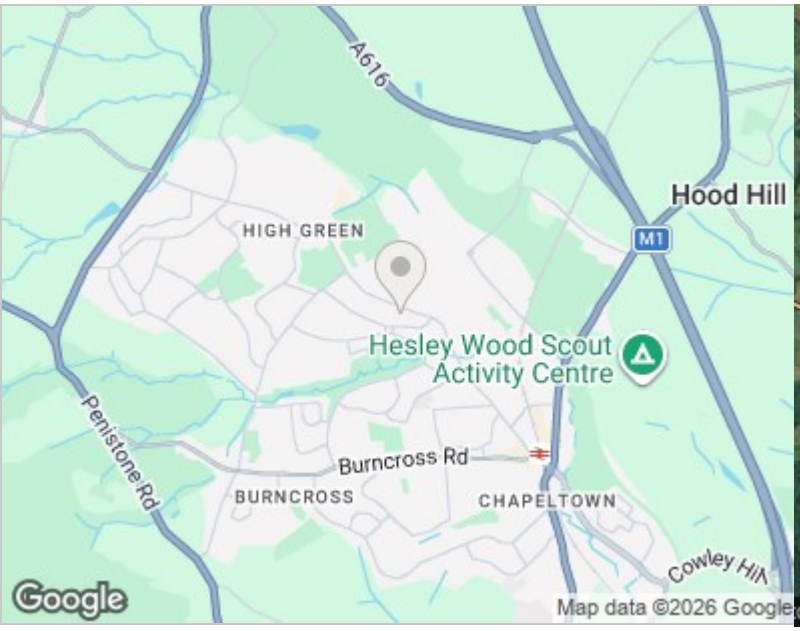




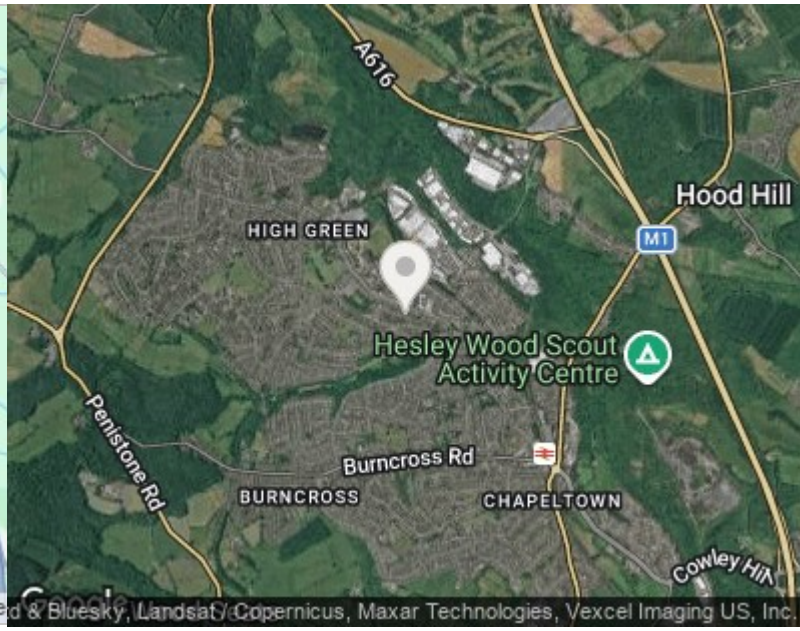
Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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