

# 9 21 Greystones Grange Road, Greystones, Sheffield, South Yorkshire S11 7JH

GUIDE PRICE £200,000 - £225,000\*

VACANT HOUSE

- Traditional bay windowed semi detached house
- Partially modernised
- uPVC double glazing and gas central heating system
- Rewired and partially replastered
- Requires completion - excellent potential offered
- Sought after location
- Large plot with gardens, driveway & garage

## Ground Floor

Reception hall

Under stairs store

Bay windowed sitting room 3.78m x 3.59m

Living/dining room 5.42m x 3.57m

Kitchen 2.30m x 3.20m

Utility room/pantry 1.49m x .30m

## First Floor

Landing

Front bedroom 1 4.46m x 3.49m with Bay window

Rear bedroom 2 3.08m x 3.55m

Front bedroom 3 2.46m x 2.44m

Bathroom 2.35m x 1.44m

Separate WC

## Outside

The property occupies a good size plot with front lawn garden area and driveway leading to a single attached garage. There is a larger than average rear enclosed garden

## EPC Rating D

A full copy of the EPC will be available to view via our website

## VIEWING

Mondays 7th, 14th, 21st, 28th

January at 1.30pm prompt

Thursdays 3rd, 10th, 17th, 24th

January at 1.30pm prompt

## SOLICITORS

Bell & Buxton Telegraph House  
High Street S1 2GA

