



## 5 Rocher Avenue

Grenoside, Sheffield, S35 8QN

**Guide price £290,000**



# 5 Rocher Avenue

Grenoside, Sheffield, S35 8QN

**Guide price £290,000**



GUIDE PRICE £290,000-£300,000

FREEHOLD  
COUNCIL TAX BAND D

Welcome to this charming detached bungalow located on Rocher Avenue in the picturesque area of Grenoside, Sheffield. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, there is ample space for a small family or guests to stay over comfortably.

The property features a well-maintained bathroom, ensuring your daily routines are met with ease and convenience. Additionally, the presence of a conservatory adds a touch of elegance, providing a tranquil space to enjoy your morning coffee or unwind with a good book.

One of the standout features of this lovely bungalow is the stunning garden that surrounds the property. Whether you have a green thumb or simply enjoy basking in the beauty of nature, this garden is sure to impress and offer a peaceful retreat right at your doorstep.

Parking will never be an issue with space available for up to three vehicles, making it convenient for you and your guests. Furthermore, the property is being offered with no chain, streamlining the buying process and allowing for a smooth transition into your new home.

Don't miss out on the opportunity to own this wonderful detached bungalow in Grenoside. Book a viewing today and envision the possibilities that this charming property holds for you and your loved ones.

### Entrance Hallway

External door into the hallway with doors leading into the bedrooms, kitchen and bathroom.

### Kitchen Diner

Wall and base units with space for washing machine, oven, hob with extractor fan, fridge freezer and sink with drainer. Rear facing window and door leading to the driveway.

Built in storage pantry. Space for a full dining table and chairs.

### Bathroom

WC, vanity sink, bath and separate shower cubicle. Front facing window.

### Bedroom One

Space for a double bed and fitted storage wardrobes. Front facing bay window.

### Bedroom Two

Front facing window. Space for a bed and wardrobes. Fitted storage cupboards.

### Lounge

Feature fireplace with fire. Doors into the conservatory.

### Conservatory

Double doors leading onto the rear garden with windows.

### Exterior

To the front of the property there is a lawn and a gated driveway for multiple cars leading to the garage. There is a built in storage cupboard next to the rear door.

The back garden has a lawn, patio, space for a shed and greenhouse. Surrounding the lawn are trees and shrubbery. Solar panels on the roof are owned by the property.



## Road Map



## Hybrid Map



## Terrain Map



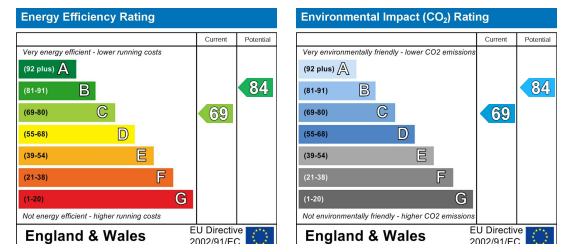
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.