



9 Greenwood Road

High Green, Sheffield, S35 3GU

Guide price £190,000

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Nestled on the charming Greenwood Road in High Green, Sheffield, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this home offers ample space for comfortable living. The property boasts a modern interior throughout, ensuring a stylish and inviting atmosphere.

The heart of the home is a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. The two bathrooms provide convenience and ease for busy mornings, making daily routines a breeze.

One of the standout features of this property is the generous garden, which is ideal for children to play and for pets to roam freely. This outdoor space offers a wonderful opportunity for gardening enthusiasts or those who simply wish to enjoy the fresh air.

Additionally, the property includes an outbuilding that presents exciting potential for a personal project, whether it be a home office, studio, or additional storage space.

Conveniently located within walking distance to local shops and pubs, this home provides easy access to everyday amenities and social spots, enhancing the overall appeal of the location.

In summary, this semi-detached house on Greenwood Road is a modern, family-friendly property with a lovely garden and exciting potential, making it a perfect choice for those seeking a comfortable and convenient lifestyle in Sheffield.

Lounge/Dining Room

13'9" x 17'3" (max) (4.20m x 5.27m (17.3' max))

This inviting lounge and dining room benefits from a generous layout accentuated by a window that floods the space with natural light. The room features a warm terracotta accent wall which adds a touch of character, paired with contemporary grey flooring. Comfortable seating is arranged to create a welcoming area for relaxation and socialising, with a television mounted on the wall. The dining area is positioned near the window, providing a pleasant spot for meals with views outside.

Kitchen

10'4" x 10'11" (3.15m x 3.32m)

This practical kitchen is fitted with pastel turquoise units that provide ample storage, complemented by dark countertops for a modern look. It includes integrated appliances such as an oven and extractor hood, alongside space for a washing machine. The kitchen benefits from two windows which allow plenty of natural light, and provides a rear door giving access to the garden. The flooring is consistent with the lounge/dining area, tying the ground floor rooms together nicely.

Outbuilding

5' x 13' (1.53m x 3.95m (5' x 13'))

Potential to be storage or a utility space.
Ideal project.

Hall

The hallway provides a light and welcoming entrance to the home with soft grey walls and flooring that continues from the lounge/dining room. It leads to the kitchen, utility room, and stairs to the first floor, with a convenient downstairs cloakroom tucked under the stairs.

Downstairs Cloakroom

This compact cloakroom is fitted with a modern white WC and a small window that fills the space with natural light. It is neatly decorated with dark painted walls providing a contrast to the white fixtures.



Landing

On the first floor, the landing is bright and spacious, with carpeted flooring and access to the three bedrooms and family bathroom. Neutral tones create a calm atmosphere that flows throughout the upper floor.

Bedroom 1

13'9" x 9' (4.20m x 2.75m)

This main bedroom offers a restful space with soft neutral walls and plush carpeting. A generous window allows in natural light, while storage is provided by a wardrobe and bedside tables, creating a cosy yet practical environment.

Bedroom 2

10'6" x 11' (3.20m x 3.35m)

This well-proportioned second bedroom features a window that brightens the room. Neutral walls and carpet flooring provide a versatile backdrop, with space for furniture and storage to suit various needs.

Bedroom 3

8'8" x 7'11" (2.46m x 2.42m)

A cosy third bedroom, ideal for a child's room or guest room, with bright coloured walls and carpeted flooring. The room benefits from a window overlooking the garden, and has space for a bunk bed and additional furniture.

Bathroom

The family bathroom is fitted with modern fixtures including a white bath with a shower above, wash basin in a vanity unit, and WC. Grey tiled walls and patterned floor tiles add a contemporary finish, with a window providing natural light and ventilation.

Rear Garden

A generous rear garden with a mix of lawn and paved patio areas, ideal for outdoor activities and entertaining. The garden extends into a large grassy space bordered by mature trees, creating a private and tranquil setting. There are areas for seating and play equipment, making it a versatile outdoor space for all ages. There is also a side garden which is secure for further entertaining.

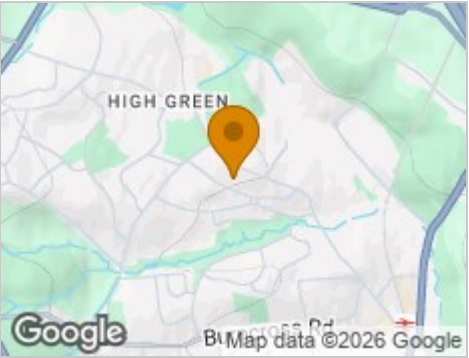
Road Map



Hybrid Map



Terrain Map



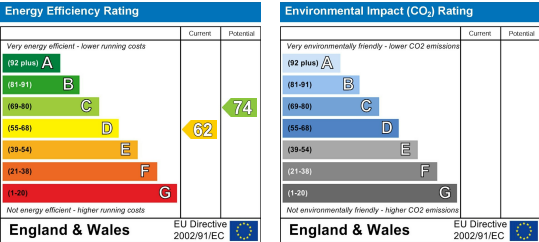
Floor Plan



Viewing

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

Energy Efficiency Graph



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