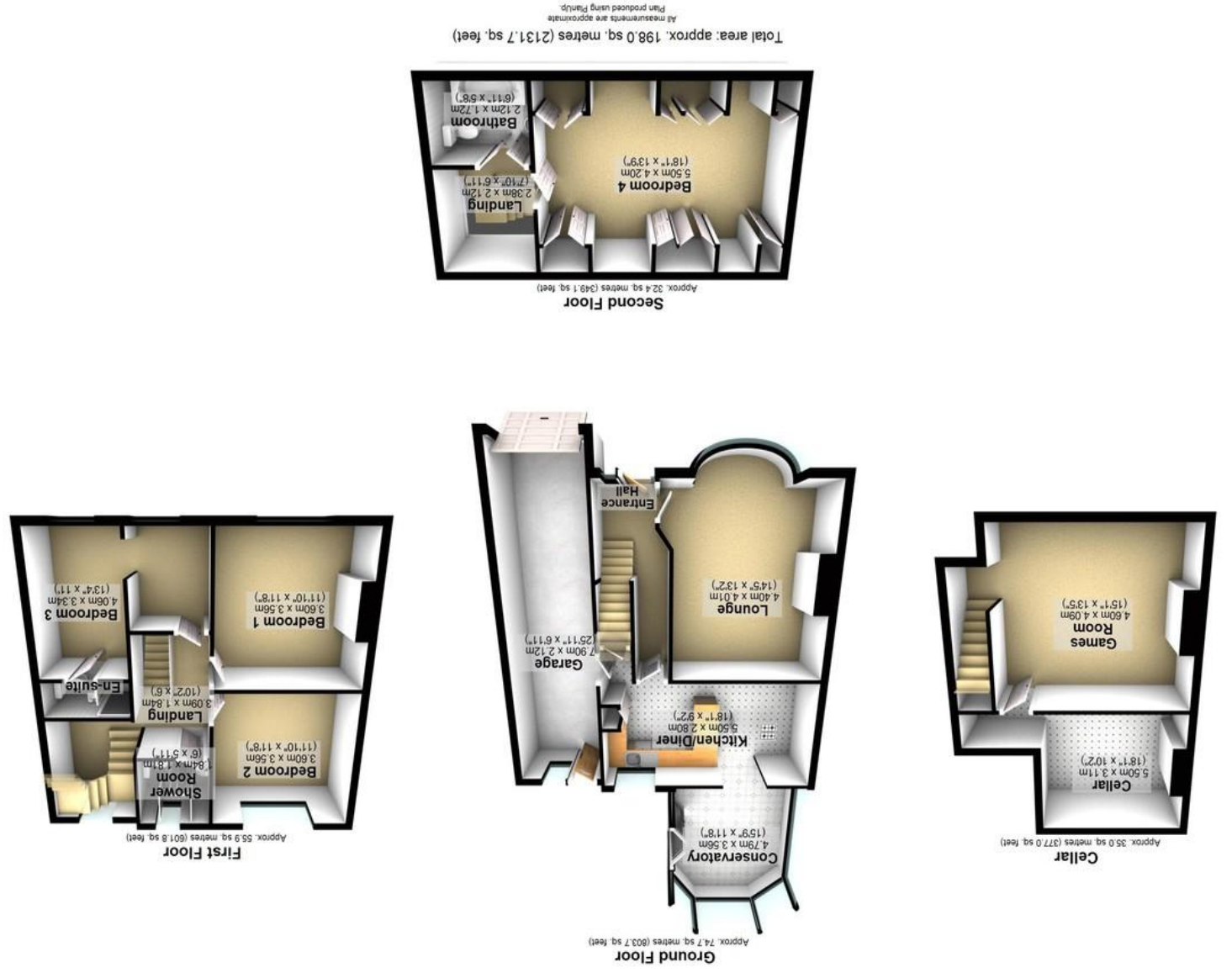


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	58
Potential	71





23 Greenhill Avenue | Beauchief | Sheffield | S8 7TA Property Tenure: Freehold

Only upon a detailed internal viewing will the true size and style of this fabulous, four double bedrooomed, three bathroomed, detached family home be fully revealed. Having been tastefully extended to the side, rear and loft by the current vendors and thoughtfully laid out to cater perfectly for the growing family market number 23 is one of the most deceptive properties to come market on this incredibly popular residential road. With super spacious and immaculately presented accommodation arranged over four floors that total an impressive 2,131 sq feet together with off road parking, garage and private rear garden. Enjoying some fabulous rear views over the woodland the property is located in this well sought after location of Beauchief within easy access to numerous local amenities, top schooling catchments are on offer and access to The Peak District is on the doorstep.



PROPERTY FEATURES

- FOUR DOUBLE BEDROOMED DETACHED FAMILY HOME
- FOUR FLOORS OF ACCOMMODATION TOTALLING AN IMPRESSIVE 2,131 SQ FEET
- OFF ROAD PARKING GARAGE AND PRIVATE REAR GARDEN
- INCREDIBLY DECEPTIVE FROM THE FRONT WITH VIEWING ESSENTIAL
- VERY RARE OPPORTUNITY TO MARKET
- TOP LOCAL SCHOOLING CATCHMENTS ON OFFER
- PERFECT FOR THE GROWING FAMILY MARKET
- BACKING ON THE WOODLAND AT THE REAR
- EXTENDED TO THE REAR SIDE AND LOFT
- FREEHOLD COUNCIL TAX BAND C £1,825.63

GUIDE PRICE £500,000-£525,000

