

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.

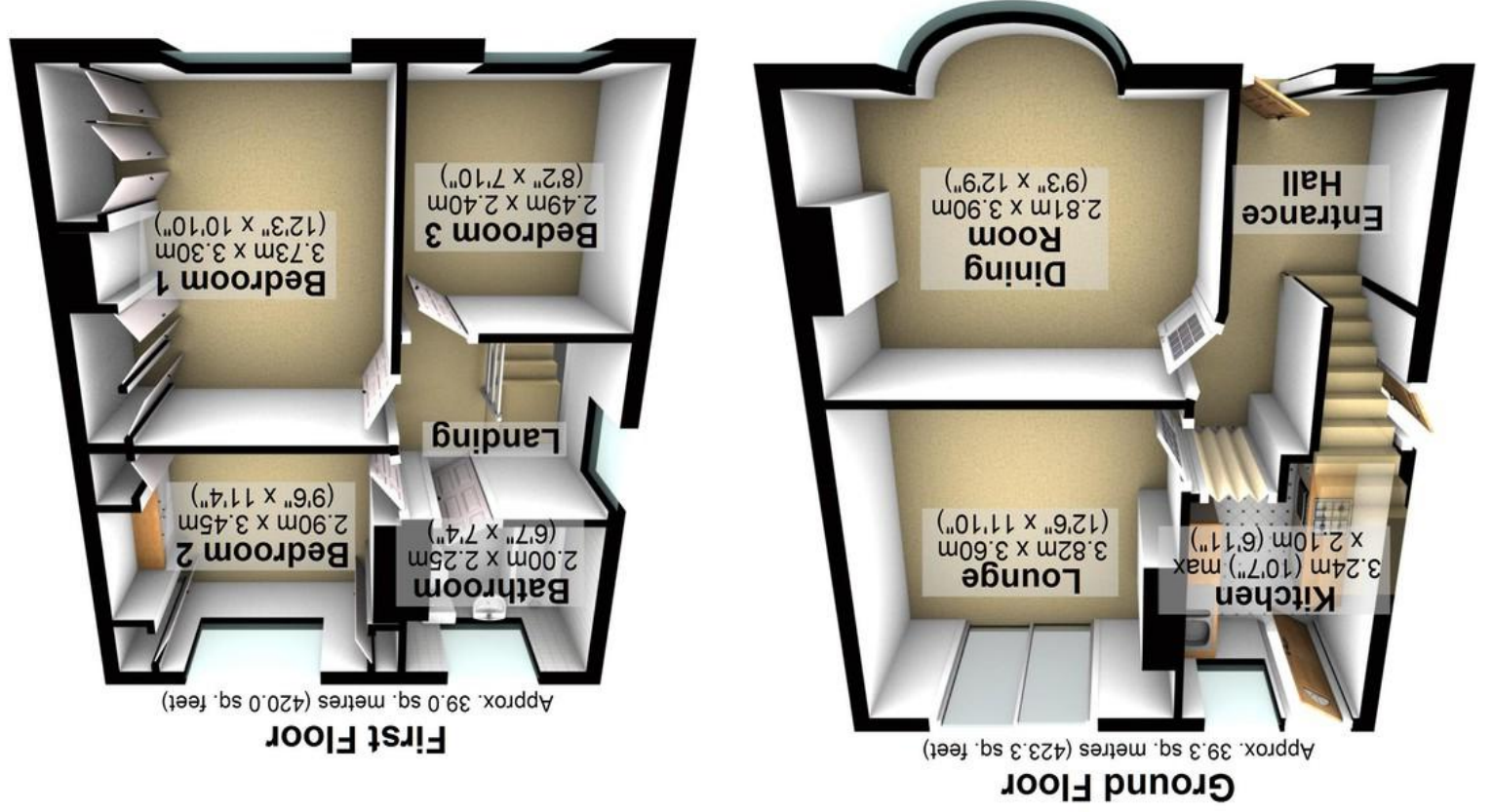
Energy Efficiency Rating	
Potential	Current
83	66

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

Total area: approx. 78.3 sq. metres (843.3 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.





15 Greystones Grange Crescent | Greystones | Sheffield | S11 7JL Property Tenure: Freehold

Quietly tucked away on this no through cul de sac in the very heart of ultra popular Greystones is this tastefully presented and well proportioned, three bedroomed, bay windowed semi detached family home. Standing in this commanding position ensuring a huge degree of privacy together with some incredible views over the city skyline to the front. With easy on road parking to the front and private rear southerly facing gardens its easy to say that viewing is essential to fully appreciate the potential on offer by this wonderful home. Offered for sale with no onward chain and in need of some modernisation is this. With huge potential to further extend as neighbouring properties have done so (subject to planning), number 15 falls within catchment for Ofsted rated excellent Greystones juniors and High Storrs secondary schools, numerous amenities are within a short stroll at Banner Cross, Endcliffe park is a short hop and The Peak District is on the door step.



- PROPERTY FEATURES**
- THREE BEDROOM SEMI DETACHED FAMILY HOME
  - QUIET CUL DE SAC POSITION
  - CLOSE TO LOCAL AMENITIES WITHIN BANNER CROSS
  - OPPORTUNITY TO FURTHER EXTEND SUBJECT TO PLANNING
  - NO ONWARD CHAIN AND VACANT POSSESSION
  - QUIET CUL DE SAC LOCATION IN THE HEART OF GREYSTONES
  - REPUTABLE LOCAL SCHOOLS OF GREYSTONES JUNIORS AND HIGH STORRS SECONDARY
  - EXCELLENT VIEWS OVER THE CITY SKYLINE TO THE FRONT
  - PERFECT FOR THE GROWING FAMILY MARKET
  - LEASEHOLD COUNCIL TAX BAND C

