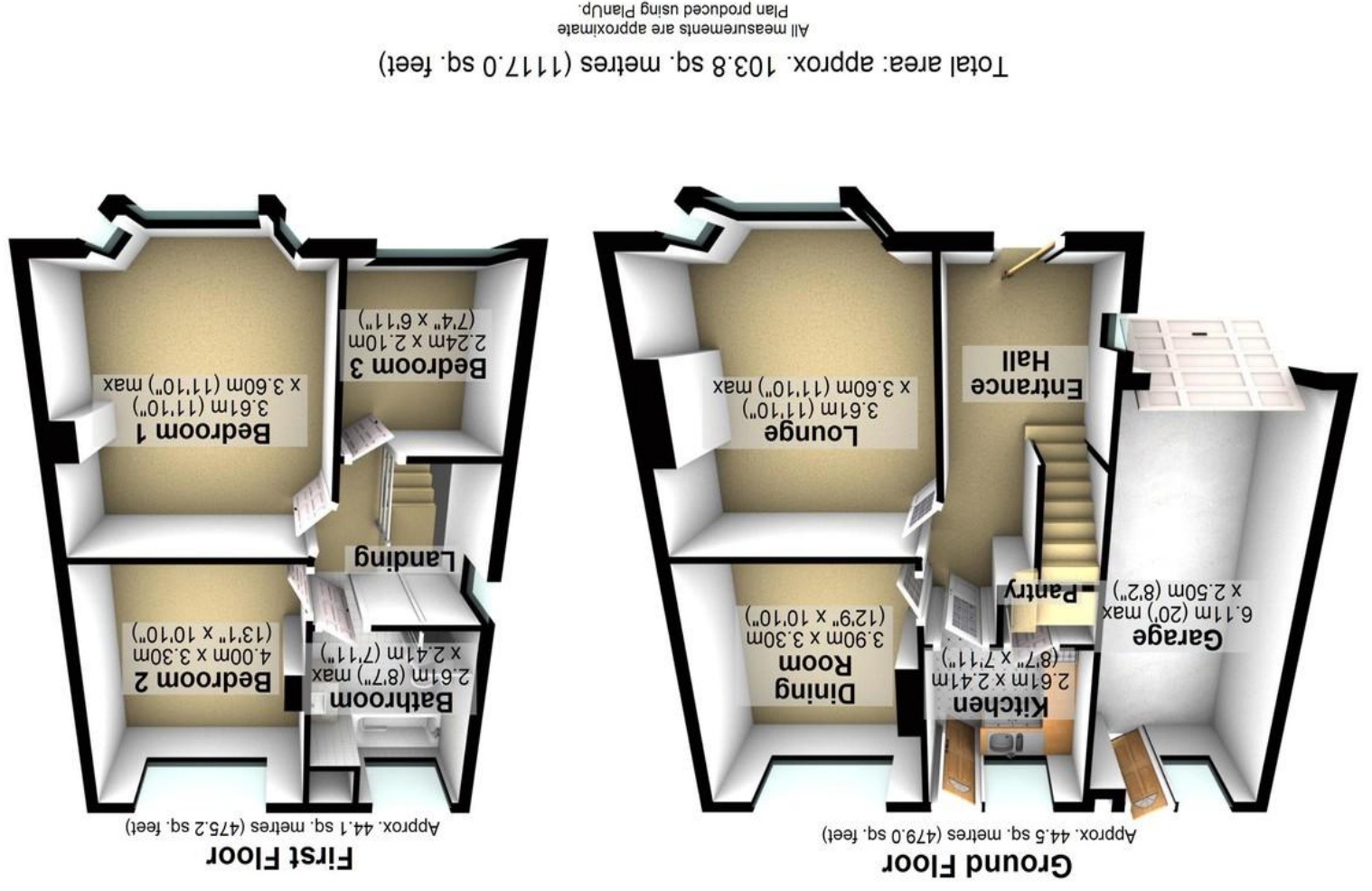


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Potential	Current
A (92+)	A (92+)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Very energy efficient - lower running costs
Not energy efficient - higher running costs

EU Directive 2002/91/EC
www.epcau.com





79 Greystones Close | Greystones | Sheffield | S11 7JT Property Tenure: Freehold

Quietly tucked away on this incredibly popular residential road is this tastefully presented and very well proportioned three bedroomed, semi detached family home. With off road parking, detached garage and private rear garden this property is one of the few remaining that has not yet been extended or developed and offers vast as yet untapped potential to further extend to the rear, side and loft as neighbouring properties have already done (subject to planning). Located in the very heart of ultra popular Greystones and falling within catchment for the Ofsted rated excellent junior school and High Storrs secondary, numerous local amenities are a short stroll at Bents Green or Banner Cross, Bingham Park is close by as are woodland walks through the Porter valley and not forgetting The Peak District is up the road. Pitch perfect for the family market it's easy to say that viewing is essential to do full justice to this wonderful property.



- PROPERTY FEATURES**
- THREE BEDROOMED BAY WINDOWED SEMI DETACHED
 - QUIET LITTLE KNOWN ROAD IN THE HEART OF GREYSTONES
 - VAST POTENTIAL SUBJECT TO PLANNING TO EXTEND TO THE SIDE REAR AND LOFT
 - PERFECT FOR THE FAMILY LOOKING TO CREATE A FOREVER HOME
 - OFF ROAD PARKING GARAGE AND REAR PRIVATE GARDEN
 - GREYSTONES JUNIORS AND HIGH STORRS SECONDARY SCHOOLING CATCHMENTS
 - VIEWING ESSENTIAL TO DO FULL JUSTICE
 - SPACIOUS AND LIGHT ACCOMMODATION ACROSS TWO FLOORS
 - CLOSE TO NUMEROUS AMENITIES AND THE PEAK DISTRICT
 - FREEHOLD COUNCIL TAX BAND C

