

27 Grassthorpe Road  
Gleadless  
Sheffield  
S12 2JG  
**£125,000**

**Sorbys**  
co.uk



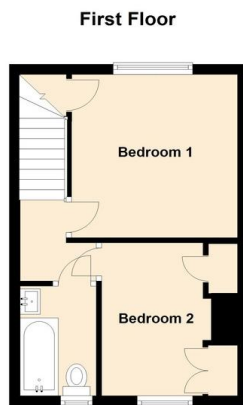
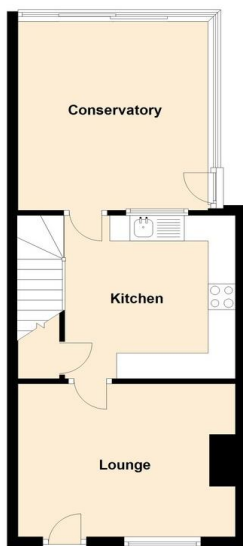
This stone built, two bedroom mid terrace is offered to the market with NO CHAIN and features a private rear garden and conservatory extension.

The property benefits from gas central heating with combination boiler and UPVC double glazed windows.

Grassthorpe Road enjoys a particularly convenient location, within walking distance of the Supertram stop and various amenities. It offers easy access to Sheffield city centre, Crystal Peaks shopping centre and the M1 motorway network at junction 33.

GROUND FLOOR:





## GROUND FLOOR:

### LOUNGE

13' 4" x 10' 0" (4.06m x 3.05m) Approached via a hardwood entrance door, the lounge has a front facing window and features a fireplace incorporating gas fire. There is coving to the ceiling, television and telephone points and a radiator.

### DINING KITCHEN

10' 7" x 10' 3" (3.23m x 3.12m) Having base and wall mounted units to three walls, comprising an inset one and a half bowl stainless steel sink with mixer tap and cupboard under, plus area of worktop surfaces. There is a built in double oven with four ring gas hob with extractor hood above, plumbing for a washing machine, tiled floor, radiator and rear facing window. A staircase leads to the first floor with access beneath to the cellar, whilst a part glazed hardwood door gives access to the...

### CONSERVATORY

12' 6" x 12' 5" (3.81m x 3.78m) This generous additional reception room has a lean-to roof and sliding patio doors leading out to the rear garden. There is wood laminate flooring, two wall light points and a radiator.

## FIRST FLOOR:

### LANDING

Providing loft hatch, radiator and leading to the following accommodation.

### BEDROOM ONE

10' 5" x 10' 3" (3.18m x 3.12m) A rear facing bedroom with recessed cupboard and radiator.

### BEDROOM TWO

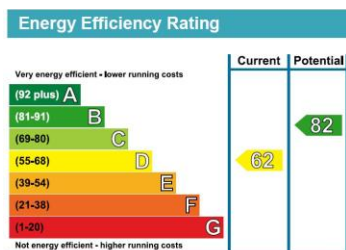
10' 0" x 7' 1" (3.05m x 2.16m) A front facing bedroom with built in wardrobes either side of the chimney breast and a radiator.

### BATHROOM

Half tiled and fitted with a three piece suite, comprising a panel bath with electric shower over and glass screen, low flush WC and vanity wash hand basin with cupboard beneath. There is an obscure glazed window, down lighters to the ceiling and a radiator.

## OUTSIDE

There is a gravelled forecourt area to the front of the property, with stone boundary wall. At the rear, a pebbled patio leads off the conservatory, with lawn beyond. At the end of the garden, there is an additional flagged patio and useful timber summer house.



**OFFER PROCEDURE** - Before contacting a Building Society, Bank or Solicitor you should make your offer to Sorbys as any delay may result in a sale being agreed with another purchaser, incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to provide financial information to enable us to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in accordance with the Money Laundering Regulations.

**PROPERTY DETAILS** - While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. The measurements provided in our details and floor plans are approximate sizes and can not be relied upon. These particulars are issued in good faith, but do not constitute representations of fact or form part of any offer or contract. Please also note that we have not tested the services or any equipment or appliances in this property. Accordingly, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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