



**39 Allenby Drive, Greenhill, Sheffield, South Yorkshire, S8**  
**7DC**  
Offers In The Region Of £269,950

- Semi Detached Home
- NO CHAIN
- Close To Local Amenities
- uPVC Double Glazing
- Charming Gardens To Front And Rear
- Three Bedrooms
- Popular Location
- Gas Central Heating
- Requires Modernisation
- Driveway And Detached Garage

# 39 Allenby Drive, Sheffield S8 7RS

A fine opportunity has arisen to purchase this delightful three bedroom semi-detached family home. Favourably situated in a much sought after residential location which benefits from a host of local amenities, shops, public transport, schools and links to major road networks. Offered for sale with no upward chain, this charming property benefits from UPVC double glazing throughout, gas fired central heating, off road parking, a single garage and delightful rear gardens.

The accommodation briefly comprises: Entrance Hall, Living Room, Dining Room, Kitchen and Conservatory. First Floor Landing Three Bedrooms, Separate W/C and Shower Room. Outside sees low maintenance gardens to the front and to the rear, charming lawned gardens with paved patio areas, well stocked floral beds and shrubs. To the side of the property there is ample car standing space which in turn leads to a detached single garage.



Council Tax Band: C



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Having uPVC double glazed entrance door with uPVC double glazed window, a central heating radiator, dado rail and a staircase leading to first floor accommodation.

#### LIVING ROOM

16'4" x 10'6"

A good sized reception room which benefits from a front facing uPVC double glazed bay window with central heating radiator below. There is also a further central heating radiator, access to under stairs storage and a feature fireplace with timber surround and marble effect back and hearth with electric inset fire.

#### DINING ROOM

12'3" x 10'4"

Having a wall mounted gas fire, a central heating radiator, coving to the ceiling, single glazed window which looks onto the sunroom. There is a glazed door which leads into the sunroom and another door which leads into the understairs cupboard.

#### UNDER STAIRS CUPBOARD

Providing storage space and housing the electric meter and consumer unit.

#### KITCHEN

12'7" x 5'4"

Fitted with a basic range of cupboards above and below work surfaces which incorporates a single drainer stainless steel sink with mixer taps. There is also space and plumbing for an automatic washing machine, space for a low level fridge and space for a freestanding cooker. There is a side and rear facing uPVC double glazed window and a wall mounted combination boiler.

#### CONSERVATORY

8'9" x 6'9"

Having uPVC double glazed windows and door which look out onto and leading to the rear garden.

### FIRST FLOOR

#### LANDING

Having a central heating radiator, a spindle balustrade and access to the loft storage space, which provides great storage and further potential for conversion (subject to the usual regulation and permissions)..

### BEDROOM ONE

16'3" ( into wardrobes ) x 10'6" (into bay)

A good sized double bedroom with a uPVC double glazed window, a comprehensive range of built in wardrobes with sliding doors and a central heating radiator.

### BEDROOM TWO

10'7"(into wardrobes) x 8'5"

With a rear facing uPVC double glazed window with views onto the rear garden, a central heating radiator and built in storage.

### BEDROOM THREE

8'5" x 5'0"

Having a rear facing uPVC double glazed window with views onto the rear garden and a built in storage cupboard.

\* Please note, there is no central heating radiator in this room.

### SEPARATE W/C

Having a low flush w/c and upVc double glazed window.

### SHOWER ROOM

6'2" x 4'1"

Having a built in shower cubicle with multi-jet shower, tiled walls, a pedestal hand wash basin, a central heating radiator and a uPVC double glazed window.

### OUTSIDE

To the front of the property is a mature, low maintenance garden behind a stone built wall. A block paved driveway provides car standing space to the side of the property and in turn leads to the single detached garage. To the rear of the property is a delightful well maintained enclosed lawned garden with patios, floral beds, a brick built store, a timber shed and greenhouse.

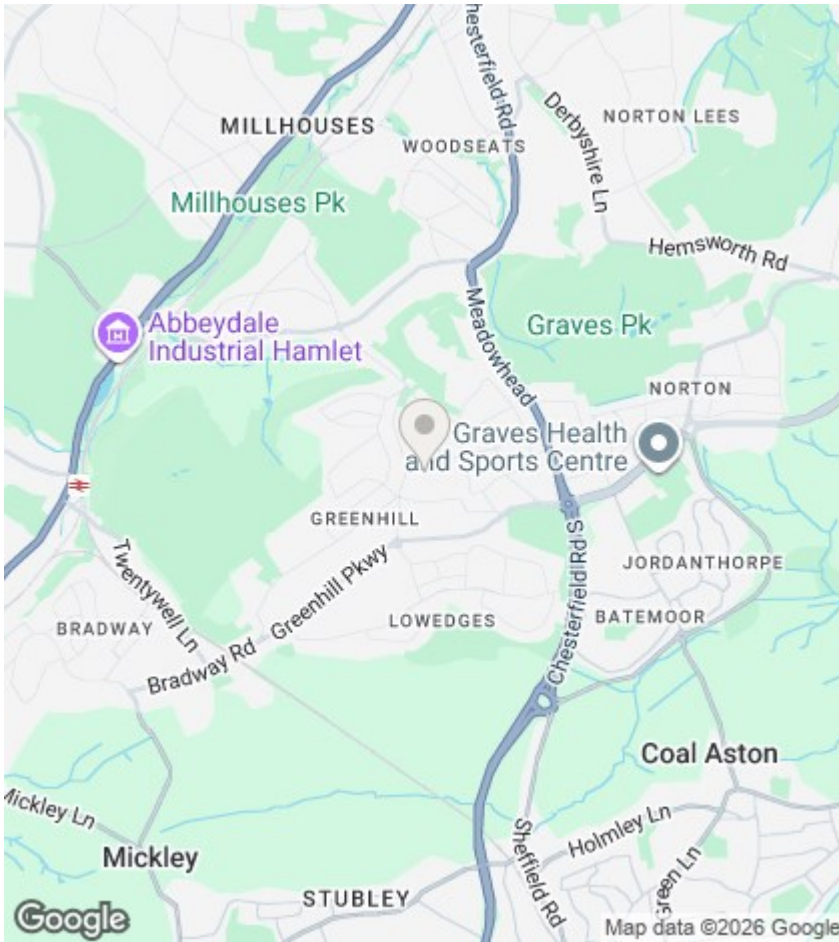
### DETACHED GARAGE

18'0" x 8'0"

With power, light and timber doors

### GENERAL

The property is part of a deceased Estate, Probate had been applied for but at the Grant has yet to be received. We anticipate that this will be returned during the course of a 'normal' sales period. More information about this and the background of the property can be provided by the agent.



## Directions

## Viewings

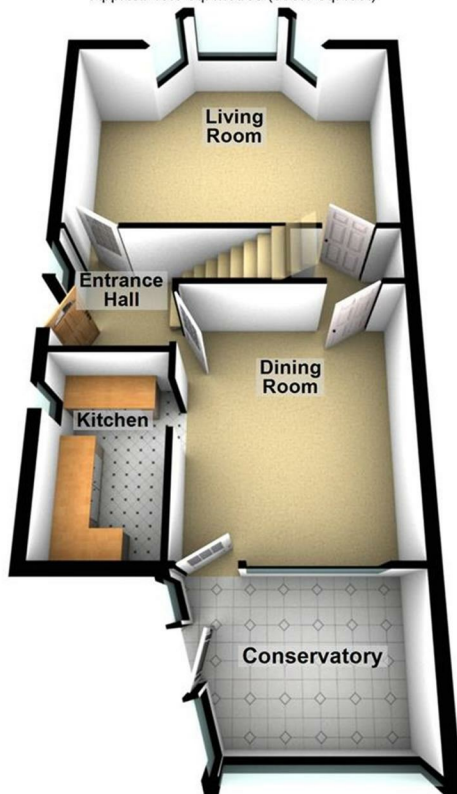
Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor

Approx. 49.9 sq. metres (536.9 sq. feet)



### First Floor

Approx. 42.7 sq. metres (459.6 sq. feet)

