



21 Allenby Drive, Sheffield, S8 7RS

Saxton Mee



# 21 Allenby Drive

Price Guide

## £315,000

Guide price £315,00 - £325,000

Considerably extended to the side and rear this surprisingly well proportioned three bedroomed semi detached house offers attractively presented spacious accommodation which is perfect for a family. Standing within this sought after residential area being close to the centre of the village of Greenhill being conveniently placed for a host of local amenities.

Offering gas fired central heating and having the benefit of new uPVC double glazed windows installed during recent years the property briefly comprises of a hall, lounge with bay window and feature fireplace, spacious family room which opens though to the adjacent large kitchen/dining room. There is also a utility and downstairs WC. First floor landing off which opens two double bedrooms, single bedroom and excellent bathroom.

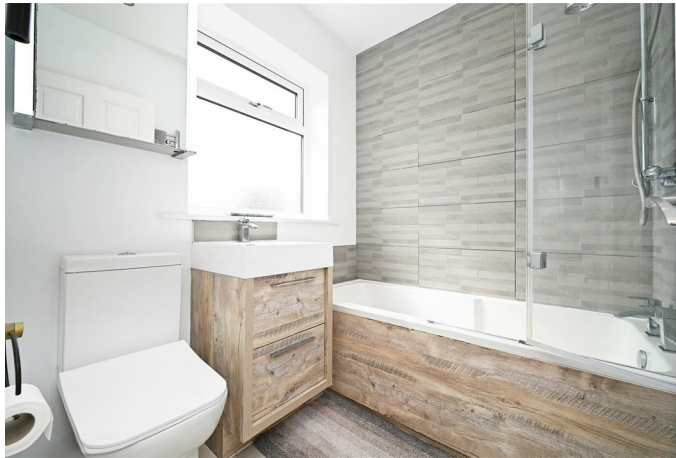
Drive with off road parking and lawned rear garden with sitting out area.



- Spacious beautifully proportioned family home
- Considerably extended
- Gas central heating and new uPVC double glazed windows
- Convenient and sought after locality
- Nicely presented
- Three reception rooms
- Viewing recommended
- EPC: Rating C
- Tenure: Freehold
- Council Tax Band: C

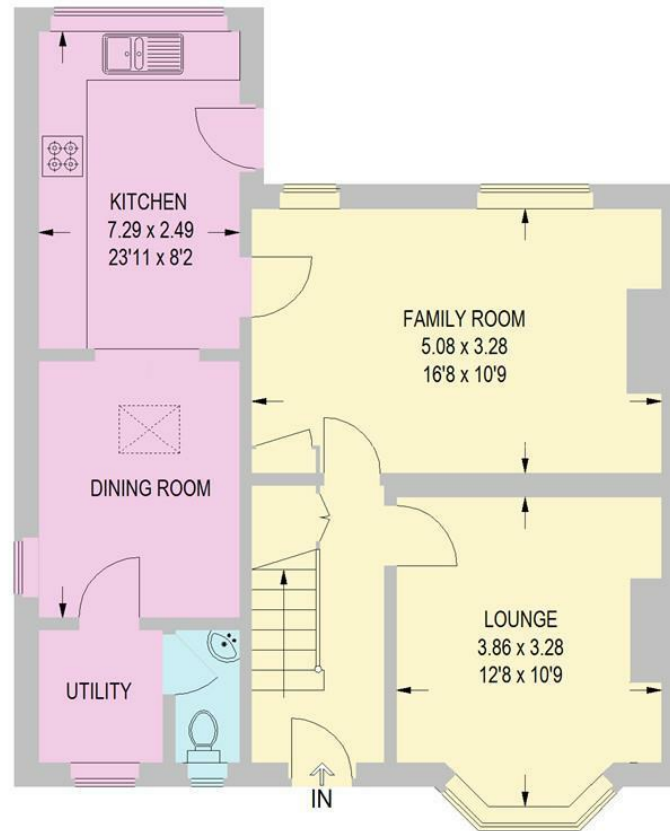




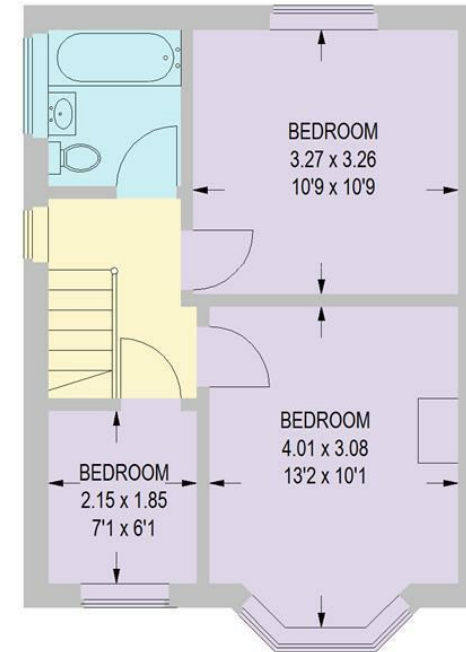


## 21 ALLENBY DRIVE

APPROXIMATE GROSS INTERNAL AREA  
96.2 SQ M / 1035 SQ FT



**GROUND FLOOR**  
60.2 SQ M / 648 SQ FT



**FIRST FLOOR**  
36.0 SQ M / 387 SQ FT

Illustration for identification purposes only,  
measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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