



98 Sunnyvale Road, Totley, Sheffield, S17 4FB

Saxton Mee



# 98 Sunnyvale Road

## Totley

Offers Around

# £410,000

Offered with NO ONWARD CHAIN and situated in this quiet position within the popular residential area of Totley is this three bedroom detached home, in need of general updating throughout yet offering fantastic scope for the purchaser to alter, adapt and improve to their own tastes.

The accommodation briefly comprises: Entrance hallway with stairs rising to the first floor. Lounge to the front with central fireplace and bay window. Separate dining room. A fitted kitchen with a range of units at wall, drawer and base level. Space for appliances. There is fantastic scope for extension to further expand the ground floor living space, subject to planning permission. First floor: Two double bedrooms, the master benefitting from a bay window and fitted wardrobes. Single bedroom three. Family bathroom comprising a full suite of bath and shower over, wash hand basin and W.C. Loft space ideal for storage.

Outside the property enjoys a enviable position set back from the road with a front lawn, long driveway and detached garage. Through to the rear is a generous garden with mature plants, hedging and space to sit out.



- No Onward Chain
- Three Bedroom Family Home
- Ripe For Extension And Modernisation
- Generous Plot with Private Rear Garden
- Ample Off Street Parking
- Excellent Schools Close By
- Within Easy Reach Of The Peak District
- Excellent Local Amenities On Baslow Road
- EPC Rating D/Freehold/Council Tax Band D
- Viewing Via Banner Cross Office



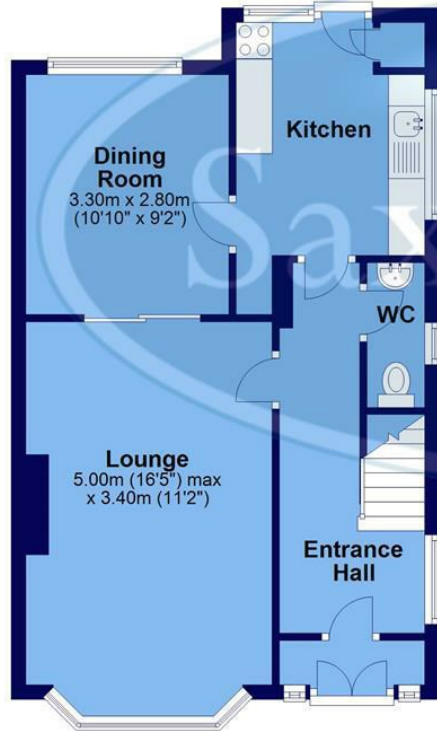






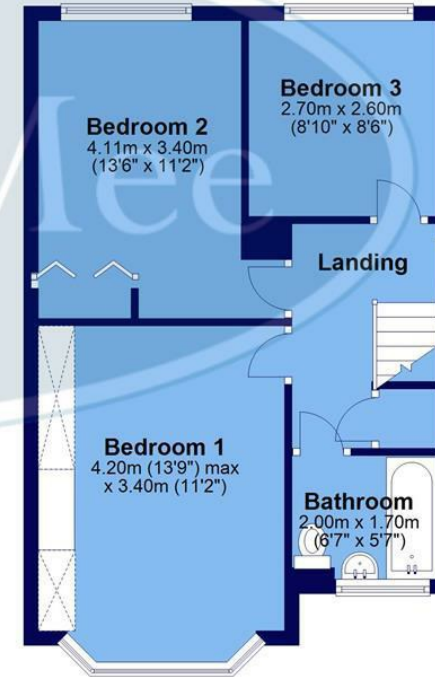
## Ground Floor

Main area: approx. 48.5 sq. metres (522.1 sq. feet)  
Plus garages, approx. 11.6 sq. metres (124.6 sq. feet)



## First Floor

Approx. 45.1 sq. metres (485.8 sq. feet)



Main area: Approx. 93.6 sq. metres (1007.9 sq. feet)  
Plus garages, approx. 11.6 sq. metres (124.6 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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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