



77 Totley Brook Road, Dore, Sheffield, S17 3QW



# 77 Totley Brook Road

## Dore

Offers In The Region Of

# £650,000

Situated on this generous plot and offered for sale with NO CHAIN is this individually designed, three bedroom/two bathroom detached home ideal for a family located within walking distance of a range of amenities, regular transport links and first class schools.

The accommodation briefly comprises: A welcoming entrance hallway with large cloakroom storage and ground floor W.C. Separate utility room with plumbing for a washing machine and space for a tumble dryer. Off the hall, a door leads into the dining room and in turn through to the large family lounge with French doors onto a patio. Separate fitted kitchen with a range of wall, drawer and base units with integrated oven and gas hob above. To the first floor are three generous bedrooms, the master benefitting from an en suite shower room and a family bathroom with bath, W.C and wash hand basin.

Externally, there is a range of patio seating areas, large lawn, gated driveway and detached garage with power and light.



- Individual Stone Fronted Detached Home
- First Class Location
- Potential To Extend (STPP)
- Three Bedrooms/Two Bathrooms
- Large Gardens With Detached Garage
- Excellent Schools Close By
- Close To Dore & Totley Train Station
- EPC Rating: D / Council Tax: Band E
- Tenure: Freehold
- Viewing Via Banner Cross Office

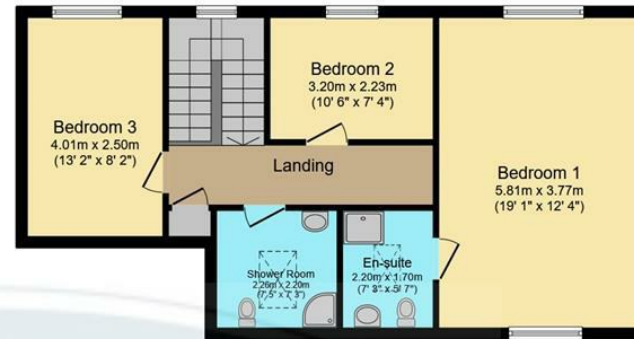






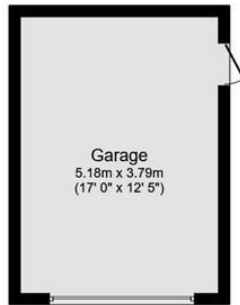
### Ground Floor

Floor area 60.5 m<sup>2</sup> (652 sq.ft.)



### First Floor

Floor area 60.6 m<sup>2</sup> (652 sq.ft.)



### Garage

Floor area 19.2 m<sup>2</sup> (207 sq.ft.)

**TOTAL: 140.3 m<sup>2</sup> (1,511 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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