



18 Queen Victoria Road, Totley, Sheffield, S17 4HT

Saxton Mee

# 18 Queen Victoria Road

## Totley

Offers Around

# £475,000

GUIDE PRICE: £475,000 - £485,000

Situated in this very popular residential suburb in an excellent catchment area for schools, an attractive, substantially extended four bedroom (potentially five bedroom) semi detached family home in need of some updating. Offered for sale with immediate vacant possession and NO CHAIN with a good rear garden and excellent views to the front over towards the open countryside of the Peak District.

Entrance Porch, Reception Hall with parquet floor, Sitting room with lovely open views, Kitchen with range of units and adjacent dining area, very large integral Garage with utility area to the rear. To the first floor; four good sized Bedrooms, one bedroom being particularly large and could be split into two bedrooms if required. Shower room with full suite.

Outside to the front; block paved Driveway with parking at the top and semi detached Garage with Storeroom set over. To the rear; terrace and lovely long established garden.

Situated in an excellent catchment area for schools, good shopping facilities at Totley Rise and on the edge of the open countryside of Peak District National Park.

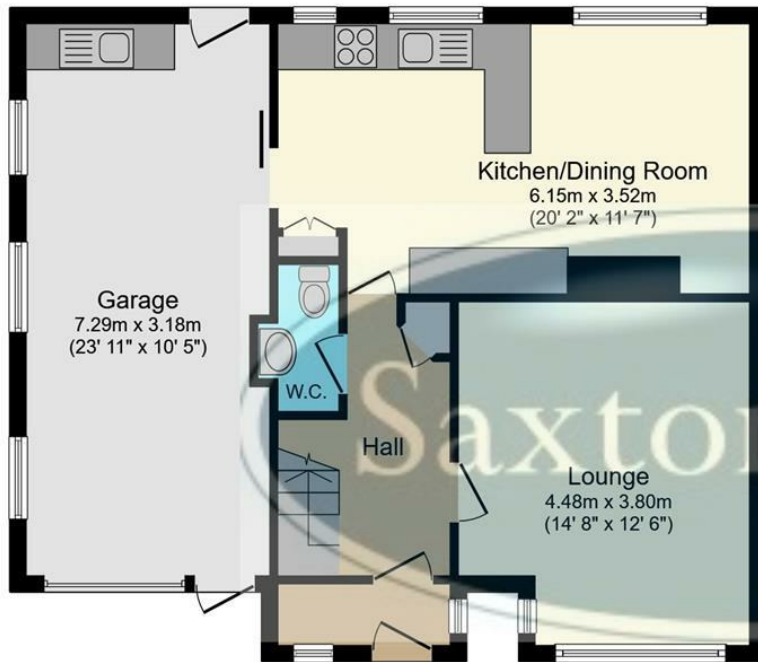
Tenure: Freehold

Council Tax Band: C

- Very Popular Road and Sought After Suburb
- Four Bedroom Extended Semi Detached Family Home
- In Need of Some Updating
- For Sale with Immediate Vacant Possession and NO CHAIN
- Lovely Views to the Front Down Over Totley Towards Dore and the Peak District
- Very Large Integral Garage
- Further Garage on the Road Side with Storage Above
- Attractive Rear Garden
- In Excellent Catchment Area for Schools and Other Amenities
- Walking Distance of the Peak District National Park







**Ground Floor**  
Floor area 72.4 m<sup>2</sup> (779 sq.ft.)



**First Floor**  
Floor area 67.7 m<sup>2</sup> (729 sq.ft.)

**TOTAL: 140.1 m<sup>2</sup> (1,508 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)

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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