



58 Main Avenue, Totley Rise, Sheffield, S17 4FJ

Saxton Mee

58 Main Avenue

Totley Rise

Offers Around

£375,000

A well presented and lovingly maintained three bedroom semi detached family home occupying a good size corner position allowing for plenty of space for extensions (subject to necessary consents).

This delightful property is situated in the catchment area for excellent schools and is in easy access of Sheffield City Centre and the Peak District.

This lovely property briefly comprises;
Entrance hallway, light and airy lounge with bay window, dining kitchen furnished with a range of base, drawer and wall units with rolled edge work surfaces and integral appliances, plenty of space for a dining table and French doors providing direct access onto the back garden.

To the first floor there are two good size double bedrooms and a further single bedroom. The family bathroom is furnished with a suite comprising of a bath with shower and screen above, pedestal wash hand basin and w.c.

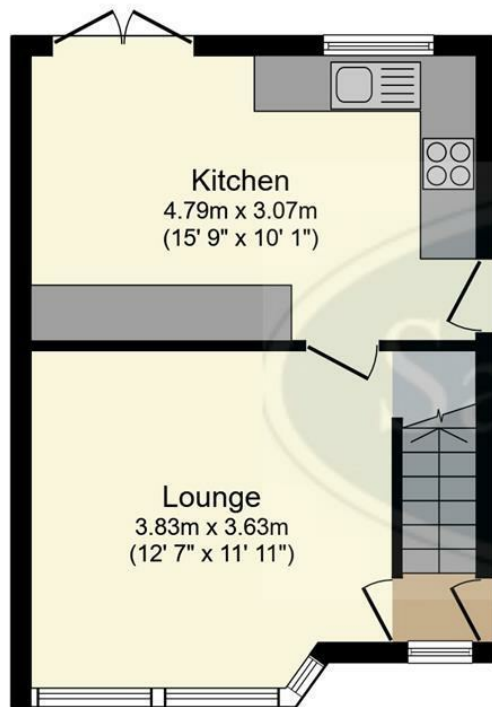
Externally the property has a lawn garden to the front and a good size drive providing access to the detached single garage. The private rear garden has a decked patio area with a good size lawn beyond.

This property is a fantastic opportunity for those seeking a family home in a sought-after location, with the added benefit of potential for further development. Don't miss the chance to make this lovely house your new home.



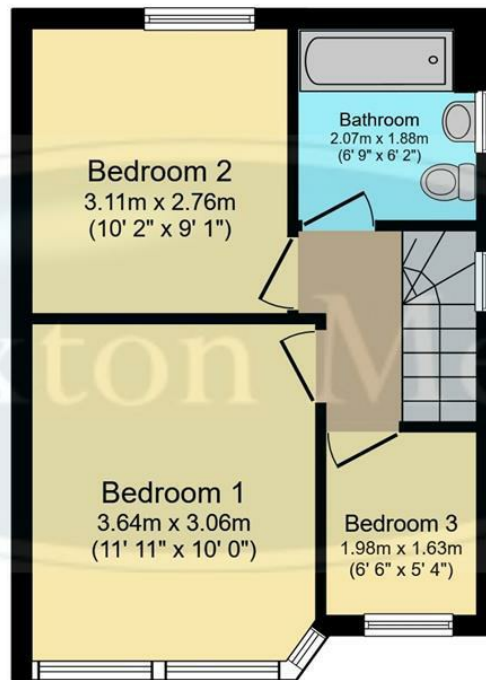
- CORNER PLOT LOCATION RIPE FOR EXTENSION
- THREE BEDROOMS
- GOOD SIZE PLOT WITH DETACHED SINGLE GARAGE
- FITTED DINING KITCHEN
- LOUNGE WITH BAY WINDOW
- IN THE CATCHMENT FOR EXCELLENT SCHOOLS
- EPC RATING:
- COUNCIL TAX BAND
- TENURE
- VIEWINGS VIA BANNER CROSS BRANCH





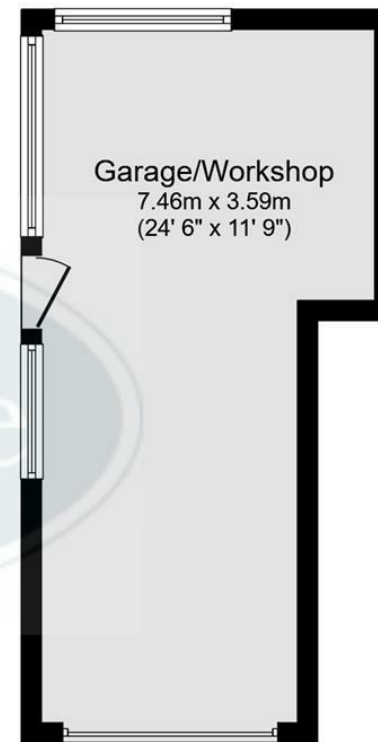
Ground Floor

Floor area 31.7 sq.m. (341 sq.ft.)



First Floor

Floor area 31.7 sq.m. (341 sq.ft.)



Garage

Floor area 23.0 sq.m. (248 sq.ft.)

Total floor area: 86.3 sq.m. (929 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

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.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

Saxton Mee