



46 Queen Victoria Road, Totley Rise, Sheffield, S17 4HT

Saxton Mee

46 Queen Victoria Road

Totley Rise

Guide Price

£550,000

GUIDE PRICE £550,000-£575,000

A charming stone built four bedroom, two bathroom, semi-detached character property situated in a popular sought after residential suburb with spectacular views and off road parking.

The property briefly comprises: Ground Floor: attractive tiled hallway with coats area leading into ground floor accommodation with large, newly fitted living kitchen with Rangemaster and adjacent dining area with coal effect gas fire. Large scullery/utility with Belfast sink and storage shelves leading to large terraced garden with entertaining area. Bay windowed sitting room with log burner. Cloakroom. Basement level: music room/study/playroom with built in storage cupboard and aspect over garden.

First Floor: Double Bedroom One, Double Bedroom Two, Bedroom Three /Study, Large family bathroom with separate walk in shower and bath.

Second Floor : Double master bedroom with velux windows with lovely views over Blacka Moor and en suite

Outside: Great size terraced rear garden with garden shed and greenhouse. Established attractive front garden

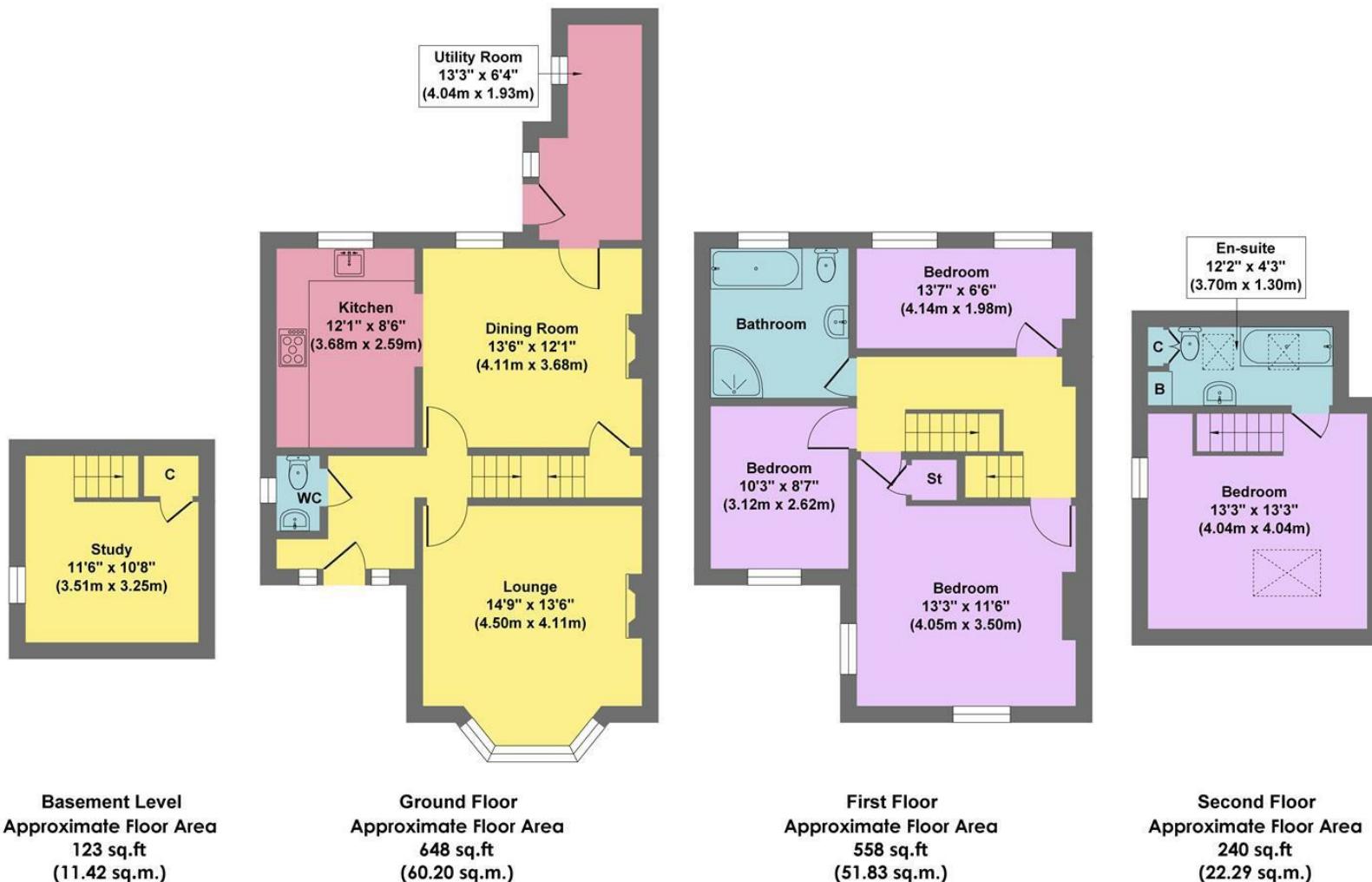
Great location for good amenities and schools and within walking distance of the open countryside including the Peak District National Park.

- Four bedroom character semi-detached family home
- Two Bathrooms
- Large scullery/utility room
- Attractive rear terraced gardens
- Log burner and feature fireplace
- Off road parking
- Spectacular Views
- Great Location
- EPC: Band E
- Viewing: Banner Cross





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Approx. Gross Internal Floor Area 1569 sq.ft / 145.74 sq.m

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.'