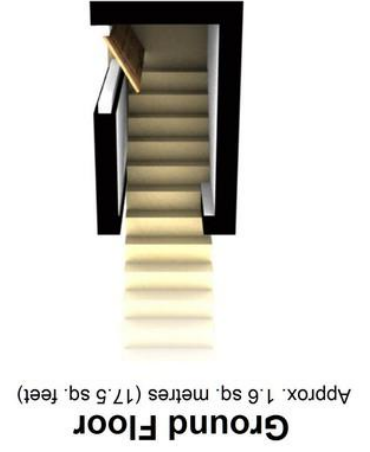


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Total area: approx. 54.8 sq. metres (590.1 sq. feet)  
All measurements are approximate  
Plan produced using PlanUp.





41 Grove Road | Totley | Sheffield | S17 4DJ

Property Tenure: Leasehold

\*\*\*\*Due to the length of the lease, this is open to cash buyers only\*\*\*\*

Enjoying fabulous views over Totley Brook is this well presented and proportioned two double bed roomed first floor apartment. With its own private garage and garden this is real unique property that is quietly tucked away at the head of this no through road. Located in the very heart of ultra popular Totley one of the city's premier residential suburbs within a short stroll of The Peak District, numerous local amenities and public transport links. Offering a tranquil setting and private entrance this beautifully light property will be super popular with the professional couple and those looking to downsize in equal measures. With gas central combination heating the property in brief comprises, entrance hall, open plan sitting room,



### PROPERTY FEATURES

- TWO DOUBLE BEDROOMED APARTMENT
- PRIVATE ENTRANCE GARAGE AND GARDEN
- STUNNING VIEWS OVER TOTLEY BROOK
- UNIQUE LOCATION IN THE HEART OF TOTLEY WITH A TRANQUIL SETTING
- HEAD OF THIS QUIET NO THROUGH CUL DE SAC
- VIEWING ESSENTIAL TO DO FULL JUSTICE
- PERFECT FOR A FIRST BUY OR THOSE LOOKING TO DOWN SIZE
- RARITY TOO MARKET
- WALKING DISTANCE OF THE PEAK DISTRICT
- EASY ACCESS TO AMENITIES AND PUBLIC TRANSPORT LINKS

**OFFERS IN REGION OF £140,000**

