



WHITEHORNS

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103 Topley Brook Road, Topley

Sheffield

Guide Price £315,000 - £325,000

103 Totley Brook Road

Totley, Sheffield

Located on this lovely tree lined residential road is this well presented and deceptively spacious three bedroom, semi detached home. Offered to the open market with the benefit of no upward chain and vacant possession it's easy to say that viewing is absolutely essential to fully appreciate the opportunity on offer. With huge potential to extend as neighbouring properties have done so subject to planning conditions to create a forever home this property is perfect for the growing family market looking to take on a project property. Enjoying off road parking, garage and private rear garden number 103 is situated within the very heart of ultra popular Totley on the south west of the city. Falling within catchment for excellent local schools including both Totley All Saints and King Egbert secondary. With easy access to numerous local amenities within both Dore village and Abbeydale Road it's all worth noting that the Peak District is literally up the road. VALUER Andy Robinson

Council Tax band: C Tenure: Leasehold

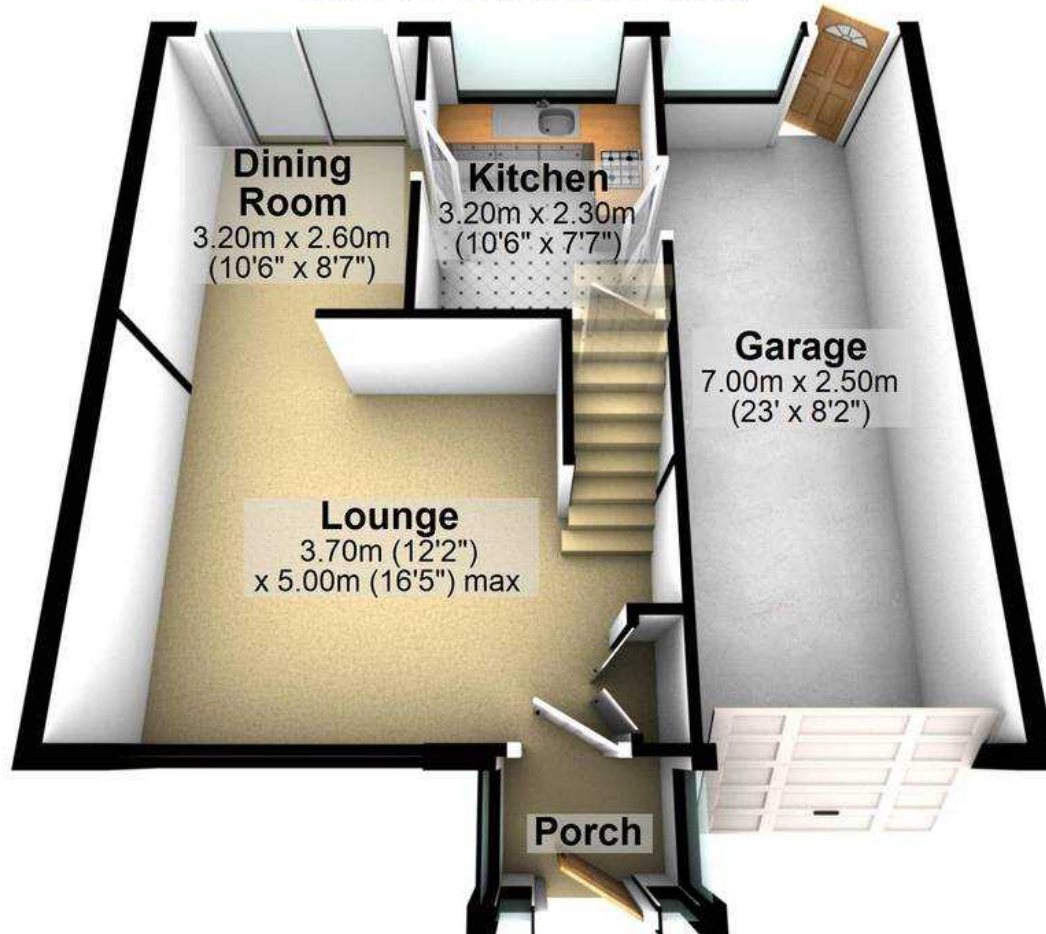
- LOVELY THREE BEDROOM SEMI DETACHED HOME
- AVAILABLE TO MARKET WITH NO UPWARD CHAIN AND VACANT POSSESSION
- VIEWING ESSENTIAL TO SEE THE FULL POTENTIAL ON OFFER
- HUGE OPPORTUNITY TO EXTEND AS NEIGHBOURING PROPERTIES HAVE DONE SO SUBJECT TO PLANNING TO CREATE A FOREVER HOME
- EXCELLENT SCHOOLING CATCHMENTS INCLUDING KING EGBERTS SECONDARY
- PERFECT FOR THE GROWING FAMILY LOOKING FOR A PROJECT PROPERTY
- ON THE VERY CUSP OF THE PEAK DISTRICT





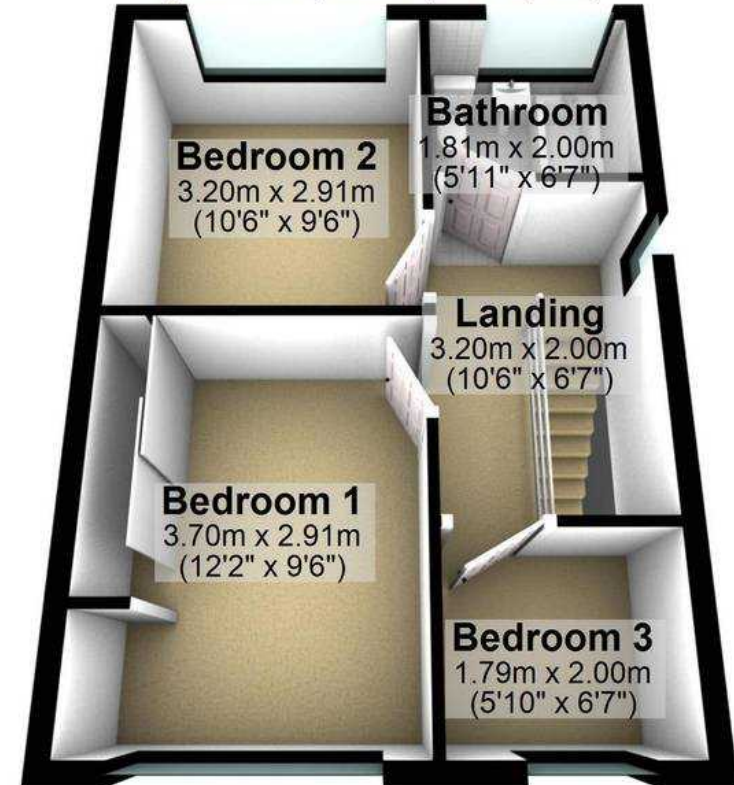
Ground Floor

Approx. 54.9 sq. metres (591.4 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



Total area: approx. 90.0 sq. metres (968.6 sq. feet)

All measurements are approximate
Plan produced using PlanUp.