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**57 Green Oak Avenue, Totley**  
Sheffield

Guide Price £225,000 - £230,000

# 57 Green Oak Avenue

Totley, Sheffield

Tucked away on this quiet pedestrian access only part of the road is this stunning and very deceptive two double bedroomed mid terraced property. Offering contemporary, light and spacious accommodation carefully arranged over two floors that includes a rear extended sun room, newly fitted kitchen and bathroom. Located in the heart of ultra popular Totley with easy reach of numerous amenities, Ofsted rated excellent schooling catchments including King Egbert secondary/Totley juniors and set within walking distance to the Peak District it's easy to say that viewing is absolutely essential to fully appreciate this stunning home. Ideally suited to the professional couple, first time buyer and young family alike, number 57 is available with no upward chain and vacant possession. The property in brief comprises hallway, lovely dining kitchen, cloak room, sitting room leading to the conservatory and fully secured garden. Upstairs there are two double bedrooms and a brand new fitted bathroom. Outside the

Council Tax band: A Tenure: Freehold

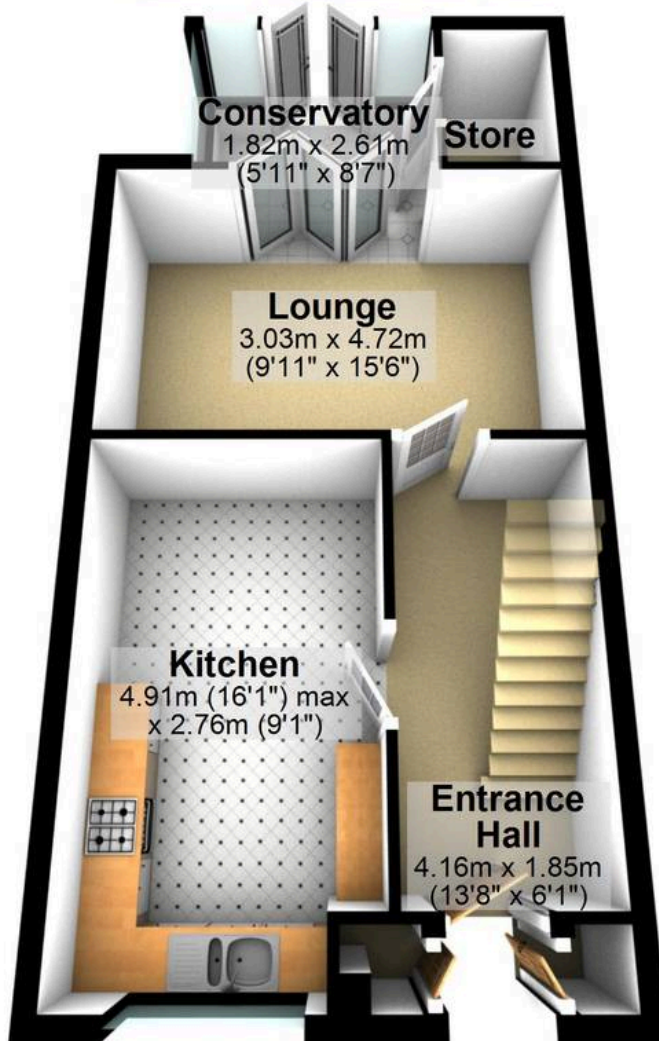
- STUNNING THREE BEDROOM MID TERRACE PROPERTY
- AVAILABLE TO MARKET WITH NO ONWARD CHAIN AND VACANT POSSESSION
- IMMACULATELY PRESENTED AND PROPORTIONED THROUGHOUT
- NEWLY FITTED KITCHEN/BATHROOM AND WALKING DISTANCE TO THE PEAK DISTRICT
- EXCELLENT LOCAL SCHOOLING CATCHMENTS INCLUDING KING EGBERTS AND TOTLEY PRIMARY
- PERFECT FOR THE FIRST TIME BUYER PROFESSIONAL COUPLE AND YOUNG FAMILY ALIKE
- TASTEFUL REAR EXTENDED SUN ROOM WITH GARDEN





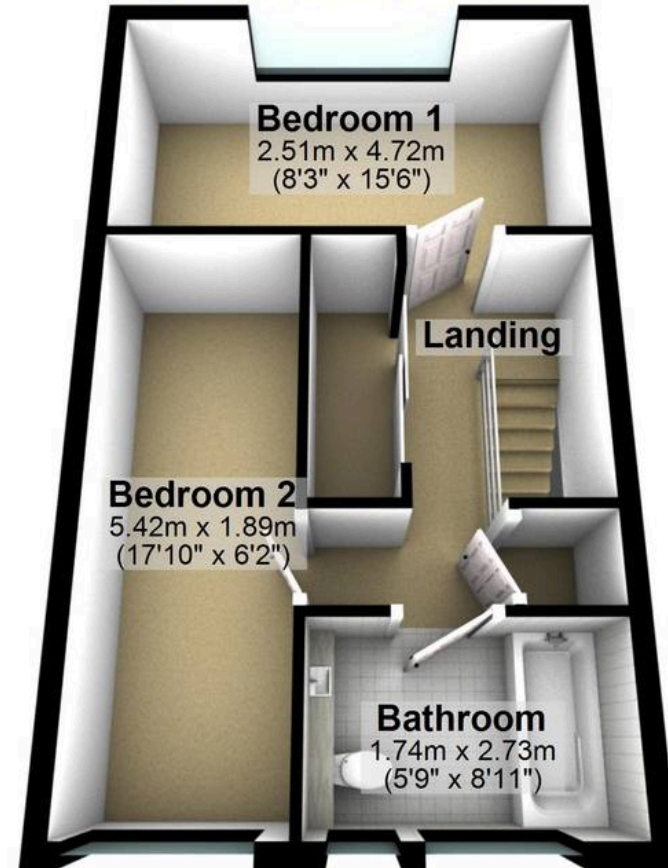
## Ground Floor

Approx. 44.6 sq. metres (479.9 sq. feet)



## First Floor

Approx. 37.9 sq. metres (407.9 sq. feet)



Total area: approx. 82.5 sq. metres (887.9 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.