



HUNTERS[®]
HERE TO GET *you* THERE

50 Totley Brook Road, Sheffield, S17 3QT

50 Topley Brook Road, Sheffield, S17 3QT

£450,000

Welcome to this charming detached bungalow located on Topley Brook Road in Sheffield. This delightful property boasts one/two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms and two bathrooms, there is ample space for a someone looking for level living or to downsize.

This detached bungalow is a rare find and is sure to capture the hearts of those seeking a comfortable and spacious home with scope to make it their own and briefly comprises, entrance hall with access to the front living room, master bedroom with ensuite, three further bedrooms, family bathroom and rear dining kitchen, off the kitchen is a rear porch/utility room. With no onward chain a quick completion could be possible.

The property exudes a sense of tranquillity with its level front and rear gardens, providing a peaceful retreat from the hustle and bustle of everyday life. The driveway and detached garage offer convenient parking and storage options.

Don't miss out on the opportunity to own this wonderful three/four-bedroom detached bungalow in a desirable location. Book a viewing today and envision the endless possibilities this property has to offer.

GENERAL REMARKS

TENURE

This property is Freehold.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band E.

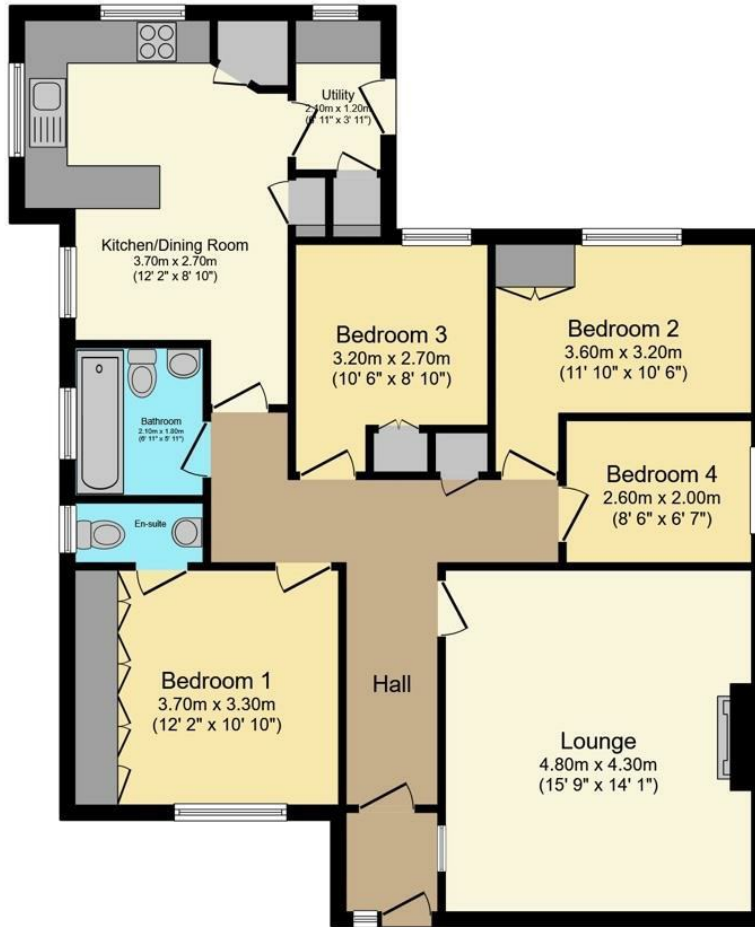
VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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Floor Plan 1

Floor area 98.6 m² (1,062 sq.ft.) approx



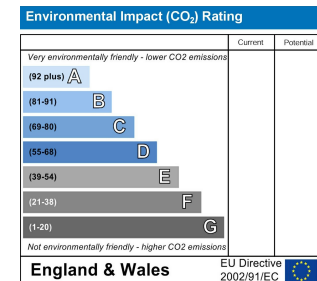
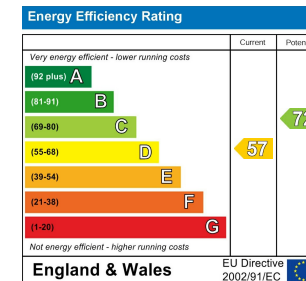
Garage

Floor area 10.0 m² (108 sq.ft.) approx


Total floor area 108.6 m² (1,169 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









