





12 Aldam Way

Totley • Sheffield • S17 4GD

Guide Price £285,000 - £300,000

A stunning 3-bedroom end townhouse which has undergone a full scheme of improvements by the current owner. Stylishly presented with modern interior throughout creating a fabulous home filled with natural light. Benefits from generous driveway and attractive landscaped rear garden, ideal for first time buyers. Freehold with no onward chain. The property enters into a welcoming entrance hallway offering valuable under stairs storage. The ground floor has been thoughtfully conceived with pocket doors between the dining kitchen and rear facing lounge providing the option of fabulous open plan design. A contemporary matte blue kitchen is topped with contrasting worktops with integrated oven and induction hob, providing space with plumbing for further appliances. Creating ample space for flexible living which leads through to the rear facing lounge complemented by bifold doors direct to the garden. The first floor comprises 3 good sized bedrooms, all presented with crisp, white walls and contrasting modern grey carpet. The stylish bathroom is equipped with modern white suite, separate rainfall shower and stylish marble effect walls complete with heated towel rail. A generous block paved driveway provides off street parking for multiple vehicles, leading to an enclosed, attractive, south west facing rear garden predominantly laid to lawn with patio area, bordered by rustic fencing. Aldam Way is well-placed for local shops and amenities, highly regarded schools, recreational facilities and access to Dore Train Station, Sheffield City Centre, the hospitals, universities, motorway and the Peak District.



- 3 Bedrooms End Terraced Property
- Located in Totley, S17
- Fully Refurbished by Current Owner
- Open Plan Living Space & Bi Fold Doors
- Stylish Kitchen & Bathroom
- New Combination Boiler & Double-Glazed Windows
- Attractive Enclosed Rear Garden
- Driveway Providing Off Street Parking
- Freehold & No Onward Chain
- Council Tax Band B, EPC TBC

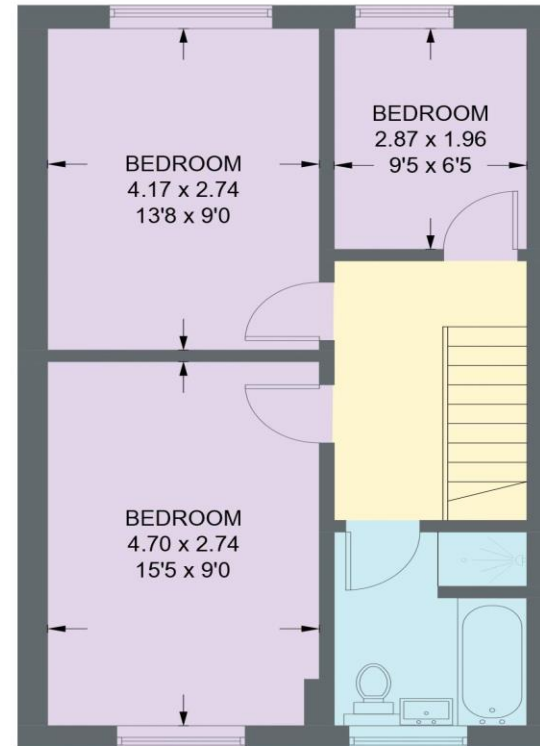


12 ALDAM WAY

APPROXIMATE GROSS INTERNAL AREA = 87.8 SQ M / 945 SQ FT



GROUND FLOOR
44.2 SQ M / 476 SQ FT



FIRST FLOOR
43.6 SQ M / 469 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.