







62 Main Avenue

Totley Rise • Sheffield • S17 4FJ

Guide Price £400,000 - £425,000

Deceptively spacious 3/4 bedroom semi-detached family home located on a popular road in Totley, S17. Flexible accommodation arranged over 3 levels with architect drawings in place to reconfigure the ground floor if desired. Features generous driveway, enclosed rear garden, combination gas central heating and double glazing. The property enters in an inner hallway providing cloakroom storage. The living room is front facing styled in neutral décor with laminate floor and double doors leading through to a separate dining area, which then continues through sliding doors to a garden room offering direct access and pleasant garden views. Also on ground floor level is a further family room, wet room and utility space at the rear. The kitchen is fitted with a range of matching units, contrasting worktops and tiled splashbacks. Integrated appliances include oven, gas hob and extractor with space for further freestanding appliances. Architect drawings are in place to reconfigure the ground floor offering superb potential. The first floor comprises of 3 double bedrooms, all styled in warm modern tones and grey carpet. The family bathroom is complete with a modern 3-piece white suite and additional WC and vanity hand wash basin, complete with striking black tiles and contrasting white walls. Stairs rise to the second floor offering a versatile living area / guest bedroom / study equipped with generous built in storage maximising space within the eaves, a WC and hand wash basin. Externally a hardstanding driveway creates off street parking for 3 vehicles, providing an EV charger. At the rear is an enclosed secure family space designed with stone patio and level lawn bordered by fencing and providing a leafy backdrop. Totley is a very sought-after suburb of Sheffield which borders the Peak National Park. Benefits from a range of local shops and amenities, including cafes and restaurants, as well as being well served by highly regarded local schools, recreational facilities, public transport including Dore Train Station, and access links to the city centre, hospitals, universities, and the Peak District National Park.





- Semi Detached Family Home
- Located on Popular Road In Totley, S17
- 3/4 Bedrooms & Family Bathroom
- Architect Drawings in Place
- 4 Versatile Reception Rooms
- Modern Kitchen & Separate Utility Room
- Enclosed Rear Garden & Patio
- Driveway with EV Charger
- Freehold
- Council Tax Band C, EPC Rating D





62 MAIN AVENUE

APPROXIMATE GROSS INTERNAL AREA = 151.6 SQ M / 1631 SQ FT
(EXCLUDING EAVES)

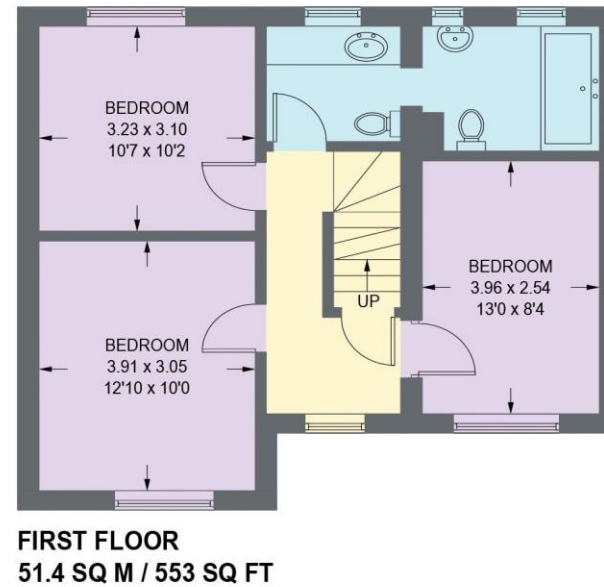
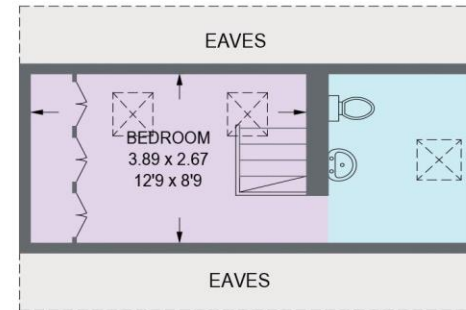
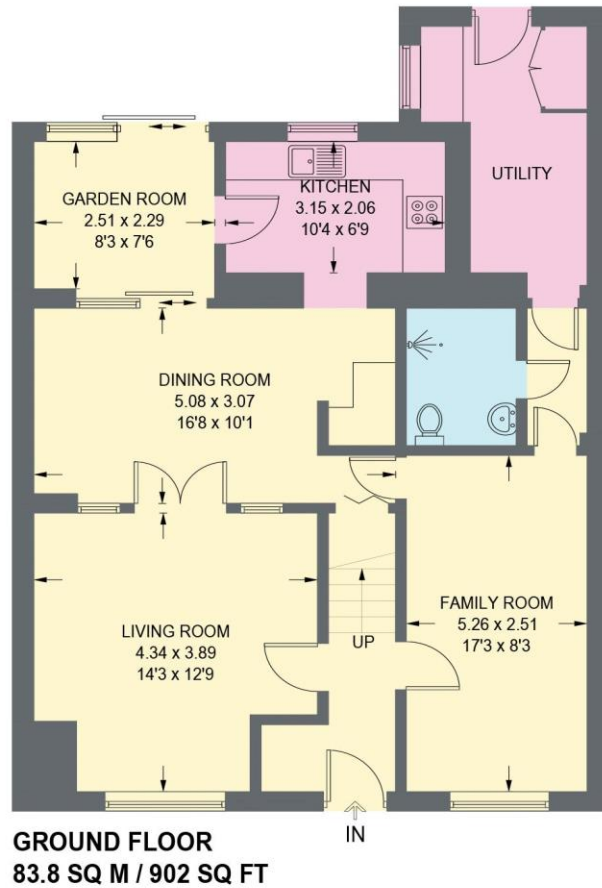


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(IDMRP2025)

