



## 3 Main Avenue, Topley Rise, Sheffield, S17 4FG

Offers In The Region Of £375,000

- Semi Detached Family Home
- Well Presented Accommodation
- Close to local amenities and schools
- Sought After Residential Area
- 2/3 Bedrooms\*
- uPVC DG/GCH
- Driveway and Garage
- No Chain
- Close to Open countryside
- Lovely rear gardens

# 3 Main Avenue, Sheffield S17 4FG

Situated on a popular road within the much sought after area of Totley stands this delightful 2/3\* bedroom semi-detached family home. Totley offers a wide range of amenities including shops, well regarded schools, restaurants and popular public houses and all just a 'stones-throw' from the beautiful countryside of the Peak District National Park. The property offers well-proportioned accommodation on 2 floors and has been well maintained throughout. Benefiting from uPVC double glazing, gas fired central heating (boiler installed Jan 2024), beautiful gardens, off road parking and a single garage. Being offered for sale with no chain and vacant possession. Early internal viewings are highly recommended to fully appreciate the versatile accommodation on offer.



Council Tax Band: D



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#### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE LOBBY

Having a UPVC entrance door, with leaded and stained glazed panel, coving to the ceiling, dado rail, a central heating radiator and laminate wood effect flooring.

##### CLOAKROOM W/C

3'9" x 3'7"

Being fully tiled and benefiting from a two piece suite comprising of a low flush WC and corner wash hand basin. There is also a front facing UPVC double glazed window, an extractor fan and coving to the ceiling.

##### HALLWAY

A well proportioned and welcoming reception area. With a side facing uPVC double glazed window, two central heating radiators, two useful large storage cupboards and a spindle staircase which leads to the first floor accommodation.

##### LIVING ROOM

12'5" 11'10"

A lovely formal living room which benefits from a front facing bay window, a feature fire place with inset gas fire, a central heating radiator, picture rail and coving to the ceiling.

##### DINING ROOM

12'11" x 11'10"

With laminate wood effect flooring, coving to the ceiling, central heating radiator and Victorian style fire surround.

Glazed double doors lead in to;

##### CONSERVATORY

9'4" x 7'5"

A lovely room to sit in and enjoy views onto the delightful rear garden. Having ceramic tiled floors with complementary skirting, uPVC double glazed windows and French doors lead out into the garden.

##### KITCHEN

9'4" x 8'3"

Fitted with a range of high gloss white units above and below granite work surfaces with complimentary up stands and tiled splash backs. Incorporated within is a one and a half bowl, stainless steel sink with mono block mixer taps. Integrated within the units is an under the counter fridge, a double electric oven, four ring gas hob with black splash back and extractor hood over. There is also side facing uPVC double glazed window and tiled floor.

##### PANTRY

There is space and plumbing for an automatic washing machine/dishwasher, a side facing UPVC double glazed window, tiled walls and floor and useful storage cupboards above and below granite effect work surfaces.

#### FIRST FLOOR

##### LANDING

Well proportioned area with a side facing uPVC double glazed window, two central heating radiators and access to loft space.

##### BEDROOM ONE

12'5" 11'10"

Having a front facing UPVC double glazed window, central heating radiator and A comprehensive range of built in furniture.

##### BEDROOM TWO

13'0" x 8'4"

Having a side facing UPVC double glazed window, central heating radiator and built in mirror fronted wardrobes and overhead storage.

##### SEPARATE W/C

8'7" 5'8"

Currently utilised as a separate w/c but offering the potential to convert to bedroom three\*. Fitted with a two piece suite comprising of a low flush WC and vanity wash hand basin. There are tiled walls, a rear facing uPVC double glazed window, built in storage cupboard and chrome effect heated towel radiator.

##### BATHROOM

11'9" x 9'11"

A good size bathroom, which was originally bedroom three\*, and being fitted with a modern three piece suite comprising of a panelled bath, separate shower cubicle with thermostatic shower and vanity wash hand basin. There is laminate wood flooring, a rear facing UPVC double glazed window, extractor fan, tiled walls, heated towel radiator and a large built in storage cupboard.

##### OUTSIDE

To the front sees a forecourt garden set behind a low level wall.

A block paved driveway provides car standing space and in turn leads to a single garage. There is access to an outside storage cupboard which also houses the Worcester combination boiler, installed in January 2024.

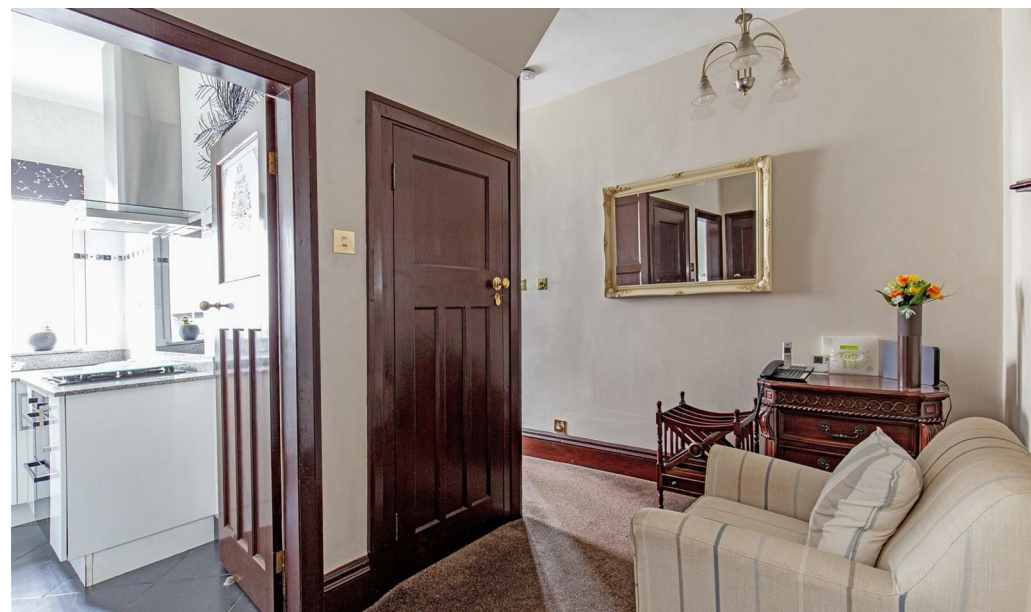
To the rear of the property sees a delightful cottage style garden with patio area, lawns and well stocked mature borders. There is also a more practical zone with greenhouse and storage areas hidden behind a mature hedge.

#### GENERAL

\*Originally built with three bedrooms, one of which has been converted to a bathroom by the previous owners. Conversion back to a having three bedroom should be relatively straightforward, however professional advice would need to be sought by interested parties.

The sale of this property is subject to Probate. The application has been submitted and we anticipate the Grant of Probate to be returned within the time line of a 'normal' sale. However we cannot guarantee this so please take this into consideration if you wish to offer on this property.

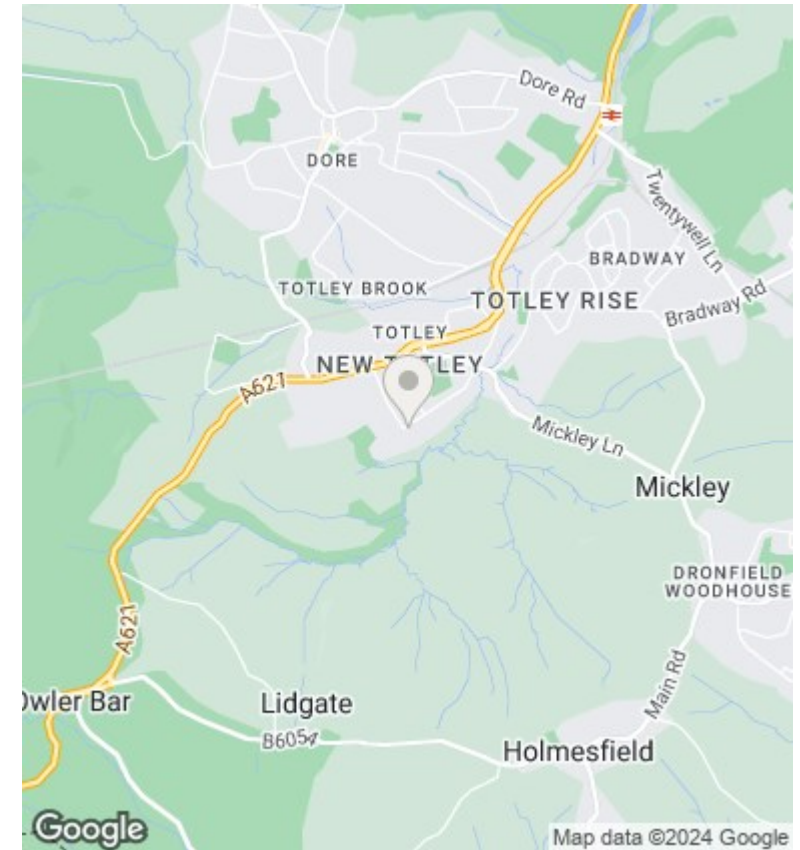
Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. No tests have been carried out on any appliances, fires and boilers and any mention of these relates to their physical presence and not their working condition.







Total area: approx. 137.3 sq. metres (1478.4 sq. feet)



## Directions

## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	