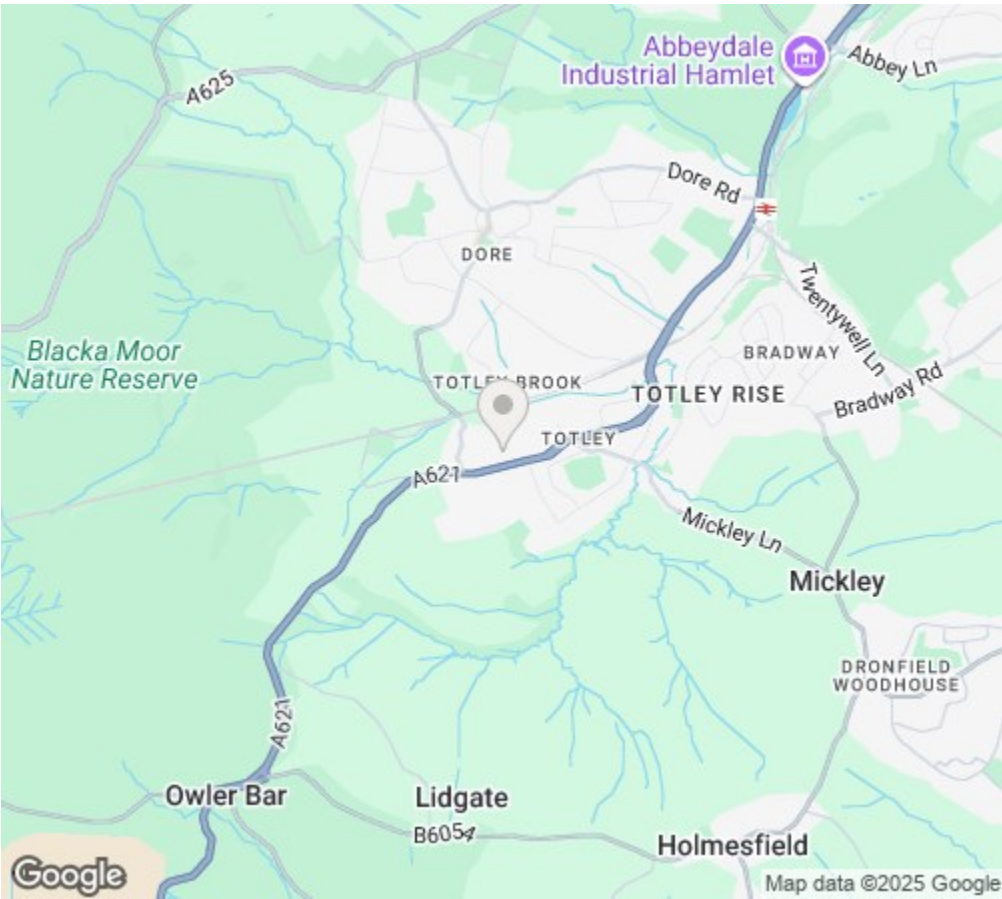




Viewings

Viewings by arrangement only.
Call 0114 4830038 to make an appointment.

Vendors Comments

Add text here

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



16 Totley Grange Road, Totley, Sheffield, S17 4AF

Asking price £400,000

- Truly stunning, three bedroom semi-detached home
 - Very modern kitchen and bathroom
 - Highly sought after location of Totley
 - Conveniently located for an abundance of local amenities
 - Viewing highly recommended
- Garage conversion for use as home office, annexe or gym
 - Driveway for off road parking
 - Very close to excellent local schools
 - Two bathrooms
 - EPC Grade C

16 Totley Grange Road, Sheffield S17 4AF

An EXCELLENT OPPORTUNITY to purchase this BEAUTIFULLY PRESENTED, three bedroom semi-detached home in the heart of TOTLEY - one of Sheffield's most desirable locations. Occupying an ENVIABLE POSITION on this HIGHLY SOUGHT AFTER crescent and located conveniently for a host of local amenities, excellent local schools, parks, pubs and access to the countryside. Benefitting from a garage conversion, which has been done with building regulation approval and can be used as an annexe, home office or gym. In brief the accommodation comprises: large open plan lounge / kitchen / dining room, three first floor bedrooms and modern shower room / WC. Very attractive gardens to front and rear with a driveway for off road parking. The garage has been converted for use as an annexe, home office or gym. This property truly needs to be viewed to be fully appreciated! EPC Grade C.



Council Tax Band: C

