



5, Stocks Green Court, Sheffield, S17 4AY

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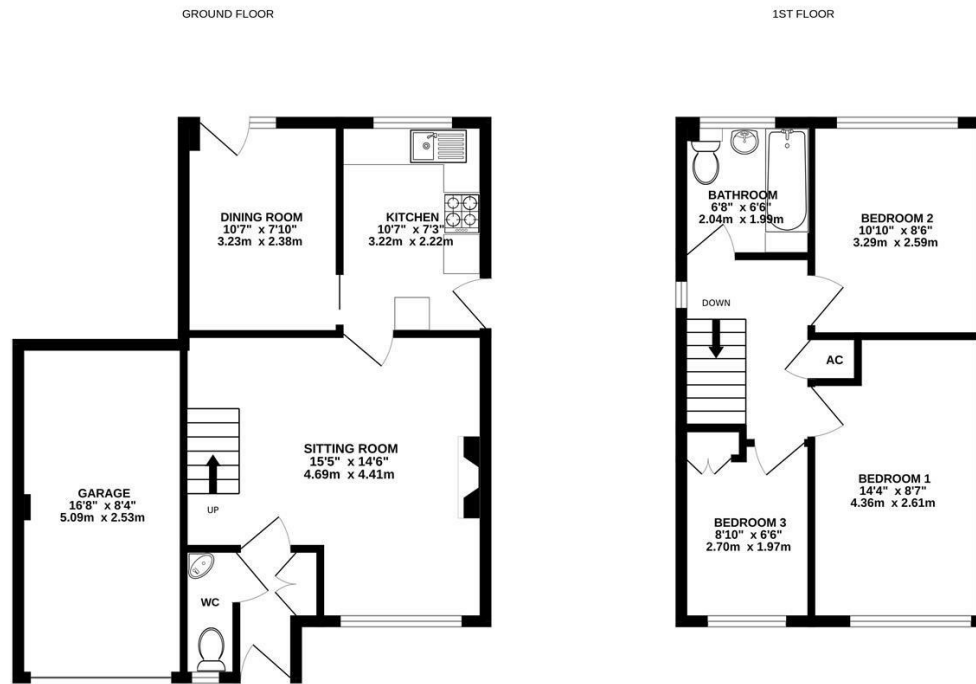
Description

Situated close to the end of this quiet cul de sac and backing onto the open countryside and farmland found around Gillfield Woods, leading out towards the glorious surrounding countryside of The Peak Park. This super location, at the top of 'Old Totley' is very desirable and convenient for accessing the local park with its bike track, table tennis table and both tennis and basketball courts. The 'outstanding' local primary schools are very highly regarded and contribute to the desirability of this area as does the regular bus services that can whisk passengers into town in under half an hour or the train links (Dore and Totley Train Station is found approximately one mile away down Baslow Road) to Manchester via some of the pretty Peak Park villages. Totley has a good range of local shops including a Co Op supermarket and a number of fine cafes, pubs and restaurants that combine to make the area a great place to live. This small development of properties were constructed in the early 1980's and represent an affordable route into the older, most desirable part of Totley Village. The property offers a range of accommodation that is laid out over two floors and includes three bedrooms (two doubles), a spacious living room, modest dining/breakfast room next to the kitchen (which could be combined if required), a bathroom and a ground floor W.C. Th attached, larger than average garage is perfect for parking your car or represents a good opportunity to be redeveloped and redesigned into the internal accommodation if preferred (subject to regs). Externally the property has a driveway to the front, a small, lawned front garden and a tiered rear garden and shed to the rear. The property is Freehold and is available with no onward chain.

- No onward chain.
- Edge of countryside location.
- Close to 'outstanding local schooling' and good amenities.
- Three bedrooms.
- Large sitting room.
- Side by side breakfast/dining room and fitted kitchen providing the potential to be combined (subject to regs).
- First floor bathroom and a ground floor W.C.
- Gardens to both the front and rear.
- Detached property with potential to be extended (subject to regs).
- Freehold, EPC rating D and Council Tax Band D.







THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 797sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.

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