



57 Queen Victoria Road, Sheffield, S17 4HT

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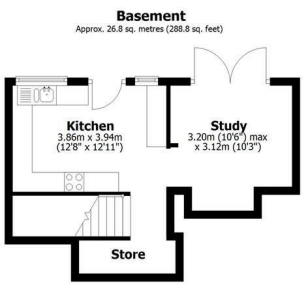
Description

A spacious, three bedroom semi detached property that will appeal to a broad range of buyer. The layout includes three floors of living space that includes an impressive reception room on the ground floor level which combines a sitting room and a separate dining area. On the lower level there is access to the rear garden from the kitchen and adjacent breakfast room/study and the first floor features the three bedrooms and bathroom. Externally the property is situated on a generous plot with a large garden that descends over three tiers to the brook at the bottom of the hill and there is a driveway that provides off road parking at the front for two cars, leading towards a detached garage, ideal for storage of bikes etc.. This lovely freehold property has a good EPC rating that helps to keep costly utility bills down, double glazing throughout and a modern gas central heating system. The location on Totley Rise is also excellent. The S17 postcode offers something for everyone, if sports are your thing then there are two golf courses and a driving range, rugby, tennis, squash football and hockey facilities found close by and there is also access to the beautiful surrounding countryside via walks through the pretty Gillfield Woods. Post walk drinks can be enjoyed in a number of fine public houses and these combine with a number of restaurants and cafes to create a thriving social scene. The family market are drawn to the area due to the highly regarded local schooling with excellent schools in Totley and Dore although catchment should always be checked with the council.

- Large, ground floor sitting room and dining room with bay window commanding a fine view to the rear.
- Lower level kitchen and separate study/snug/breakfast room, both having access to the rear garden and electric underfloor heating.
- Three bedrooms.
- Modern bathroom
- Off road parking for two small cars and a detached garage.
- Generous garden to the rear situated over three tiers and including access to the brook that runs along the valley floor.
- Great location, close to highly regarded schooling, local amenities, train links into the city and scenic woodland walks that lead out into the beautiful surrounding countryside.
- Plantation style shutters to the majority of windows.
- Council Tax Band C and freehold.
- Gas central heating (electric underfloor in the kitchen and study) and double glazed throughout helping to provide an excellent EPC rating of C70.







Total area: approx. 114.3 sq. metres (1230.8 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanIt.

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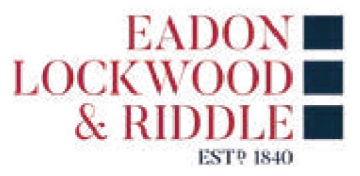
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