

6 The Quadrant, Totley, Sheffield, S17 4DB
£499,950

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Council Tax Band: E

A larger than average three bedroom detached bungalow which is located on this highly sought after road in Totley. Perfect for families or developers, the property offers huge potential and is situated on a large plot with a south facing garden offering views towards the Peak District. Requiring modernisation, the property has upvc double glazing and gas central heating throughout and is positioned close to shops, cafes and amenities. It is also within the catchment area of popular local schools and bus routes nearby give easy access to the City Centre, universities, hospitals and the Peak District. In brief, the property comprises; entrance lobby, hallway, raised lounge, dining room with garden access, kitchen, side porch/utility room, three spacious bedrooms and a bathroom. Outside, there is a low maintenance garden area to the front with a driveway leading to the garage and to the rear there is a large landscaped garden with patio, lawn, shrubs and trees for added privacy. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer - contact Archers Estates to book your visit today! Leasehold tenure, 892 years remain on the lease, ground rent is £7 per annum. Council tax band E.

Entrance Lobby

Access to the property is gained through a front facing wood/glazed door which leads into the entrance lobby. A further door leads to the hallway.

Hallway

A sizeable hallway which has doors leading to most room in the house, two radiators and a useful storage cupboard. Stairs rise to the lounge area.

Lounge

A raised lounge which enjoys a dual aspect layout and is located above the garage. Having a front facing upvc double glazed window and rear facing upvc double glazed bay window overlooking the garden, there is a radiator and feature gas fire with surround. The room could also be used as the dining room or a master bedroom if desired.

Dining Room

A bright and spacious dining room which could also be used as the lounge. Having a rear facing upvc double glazed bay window and french doors unit opening to the garden, two radiators and a feature gas fire with surround. A door leads to the kitchen.

Kitchen

Having fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit, there is also space for appliances including a cooker and slimline dishwasher. With ample storage including a pantry and additional storage cupboard, vinyl flooring, a radiator and a front facing upvc double glazed window. A side facing door leads to the side porch/utility room.

Side Lobby/Utility Room

A useful additional room which is currently used as a utility room. Having upvc double glazed windows, plumbing/space for a washing machine and a further side facing door leads to the outside.

Master Bedroom

A spacious, double sized master bedroom which has two rear facing upvc double glazed windows and fitted wardrobes.

Bedroom Two

The second bedroom is another double sized room which has two front facing upvc double glazed windows, a radiator and fitted wardrobes.

Bedroom Three

The third bedroom is a single sized room with a rear facing upvc double glazed window, a radiator and fitted wardrobes.

Bathroom

Having a four piece suite comprising of a panelled bath, a separate shower enclosure, pedestal wash basin and a low flush wc. With a radiator, vinyl flooring and a front facing upvc double glazed window.

Outside

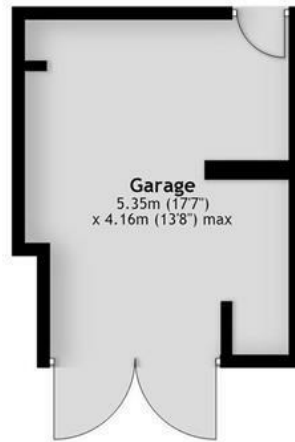
The property is set within a sizeable plot where there is a front garden area with hedges, well manicured shrubs and a driveway leading to the garage. A gated passage to the side of the property leads to the rear, where there is a large landscaped south facing garden space having a spacious patio area and good sized lawn which is made private by hedging, shrubs and trees. There are fantastic far reaching views to be enjoyed towards the Peak District and there is access to the rear of the garage via a door.

Garage

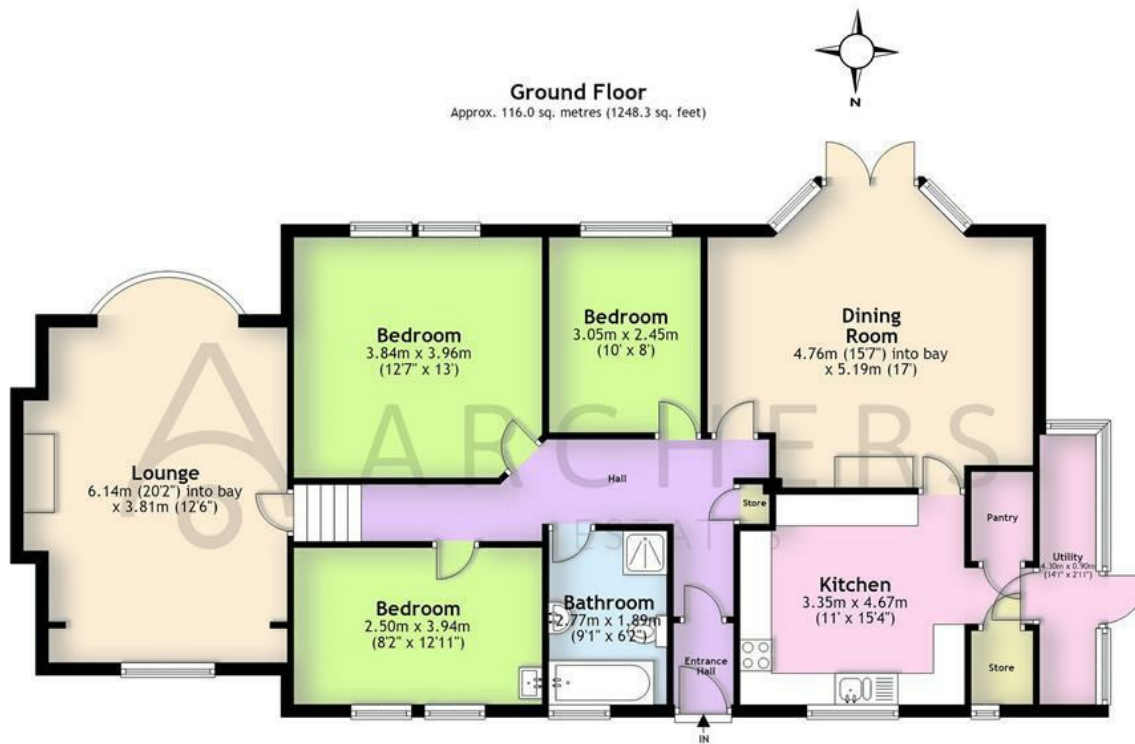
A good sized garage which has an up and over door to the front, power and lighting, ample storage space and a door to the rear leads to the garden.



Lower Ground Floor
Approx. 19.7 sq. metres (211.8 sq. feet)



Ground Floor
Approx. 116.0 sq. metres (1248.3 sq. feet)



Total area: approx. 135.6 sq. metres (1460.1 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	61	74
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	