





54 Green Oak Crescent

Sheffield • South Yorkshire • S17 4FW

Guide Price £100,000 - £110,000

A well-presented one bedroom second floor flat located in the popular residential area of Green Oak Crescent, Totley. Set within a well-established development, the property offers an excellent opportunity for first-time buyers or investors, with a tenant in situ until July 2026. The accommodation is well proportioned, filled with natural light and neutrally decorated throughout. The property is accessed via a secure communal entrance with intercom system and stairs rising to the second floor. A private entrance opens into an inner hallway featuring a generous walk-in cupboard, ideal for storage. The living room is generous in size and enjoys pleasant views overlooking communal green spaces. The kitchen is fitted with a range of matching units, wood-effect worktops and tiled splashbacks, with space for freestanding appliances. The double bedroom is well sized and presented in neutral décor with carpeted flooring. The bathroom fitted with a 3 piece white suite completes the accommodation. Green Oak Crescent is ideally positioned for access to local shops, schools and amenities, with Totley and Dore & Totley railway station nearby providing excellent transport links to Sheffield city centre and surrounding areas. The location also offers easy access to open countryside and the Peak District, making it ideal for those who enjoy outdoor activities.



- One Bedroom 2nd Floor Flat
- Tenant in Situ until July 2026
- Well Established Development in Totley
- Ideal for 1st Time Buyers & Investors
- Neutral Decor Throughout
- Well Proportioned Accommodation
- No Onward Chain
- Service Charge £236.60pa
- 125 years from 14/04/1997 Ground Rent £10pa
- Council Tax Band A, EPC Rating C



54 GREEN OAK CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 45.9 SQ M / 494 SQ FT



SECOND FLOOR

Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.