



5, Edmund Avenue

Sheffield, S17 4RN

Description

This detached bungalow is available to buy with no onward chain. The property offers over 1390 square feet of accommodation (including the garage) which offers flexibility in the way it can be used. There are three bedrooms and two bathrooms, a superb and very well presented living room in the rear extension and a further dining room, kitchen and utility room. Externally there is plenty of off road parking, a garage and a quite beautiful rear garden. The location is perfect for downsizers, close to the local amenities in Bradway which include transport links, cafes, a golf course and separate driving range and all being found close by within a short and relatively level walk. With bungalows in such a prime location being hard to find, this property will be sure to attract a high level of interest.



- ELR Premium Sale - Buyers fees of £595 including VAT will apply.
- Three bedrooms providing the room for a home office if required.
- Two bath/shower rooms.
- Large sitting room overlooking the gorgeous rear garden.
- Dining room with room for a further lounge area.
- Utility room with access to the driveway.
- Block paved off road parking and a garage for storage.
- Stunning rear garden with mature plants and lawn.
- No onward chain.
- Freehold, Council Tax Band D and EPC rating D60.







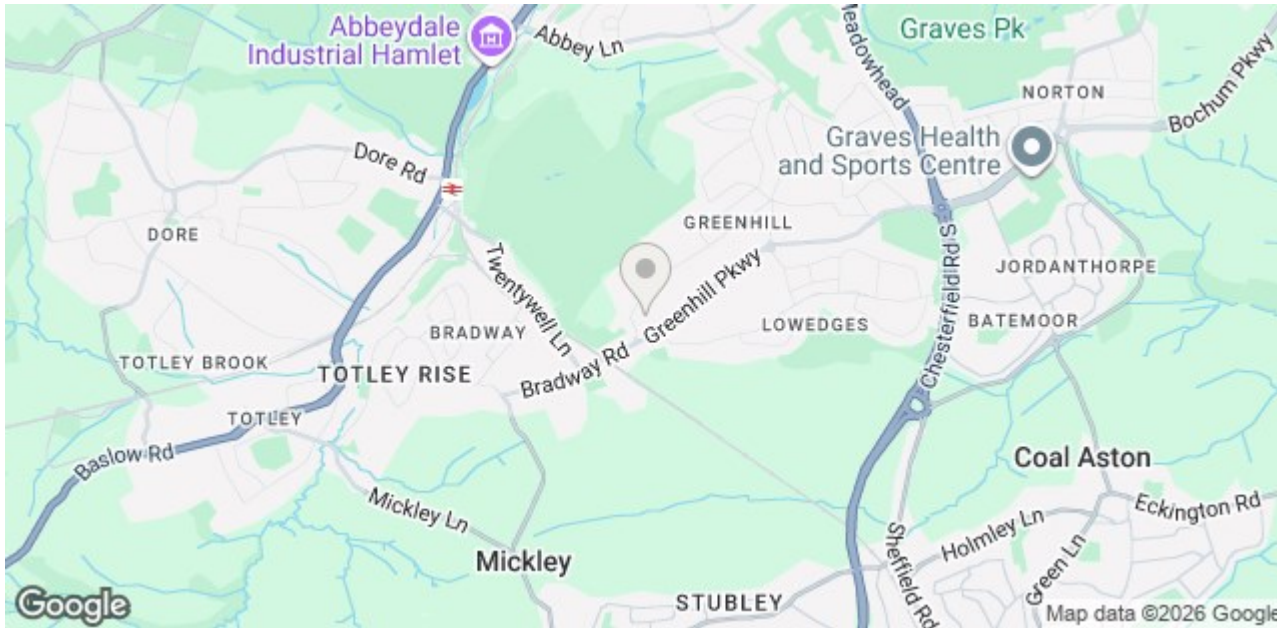


Total area: approx. 129.2 sq. metres (1390.9 sq. feet)

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

5 Edmund Avenue

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



Bakewell

3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross

888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore

33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage

Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham

149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.