



2b Main Avenue, Topley, Sheffield, S17 4FG

Saxton Mee

# 2b Main Avenue Totley

Guide Price

## £700,000

Guide price £700,000 -£725,000

Situated on this popular road in a very sought after location and in a great catchment area for schools a substantial 5 bedroom / 3 bathroom detached family home which must be viewed internally to do full justice.

Reception hall, cloakroom with W.C and W.H.B. good sized sitting room, well fitted kitchen with a range of appliances, adjacent dining area opening through to family / garden room with double doors to garden, utility room. Integral garage with electric up and over door.

On the first floor master bedroom with ensuite shower room, 3 further double bedrooms and family bathroom, second floor large studio double bedroom with ensuite bathroom.

Outside to the front blocked paved area providing extensive parking and access to integral garage. To the rear south westerly facing garden with a large entertaining area of Indian stone and lawn area.

Totley has excellent shopping facilities, public transport and well placed for nearby sports clubs including Abbeydale sports club and local golf courses. Convenient for Dore and Totley train station and in walking distance of the open countryside of the Peak District.

Tenure: Freehold  
EPC: C



- Large 5 bedroom 3 bathroom detached family home
- Large living kitchen area, dining area leading through to garden / family room
- First floor 4 double bedrooms, master bedroom with ensuite shower room
- Second floor large studio double bedroom with ensuite bathroom
- Block paved frontage with extensive parking and integral garage
- Excellent catchment area for schools
- Walking distance of the beautiful open countryside of the Peak District
- An internal inspection an absolute must to do full justice
- Indian stone rear entertaining area
- Viewing via Banner Cross office







### Ground Floor

Floor area 77.1 sq.m. (830 sq.ft.)



### First Floor

Floor area 64.6 sq.m. (695 sq.ft.)



### Second Floor

Floor area 35.0 sq.m. (377 sq.ft.)

**Total floor area: 176.7 sq.m. (1,902 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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