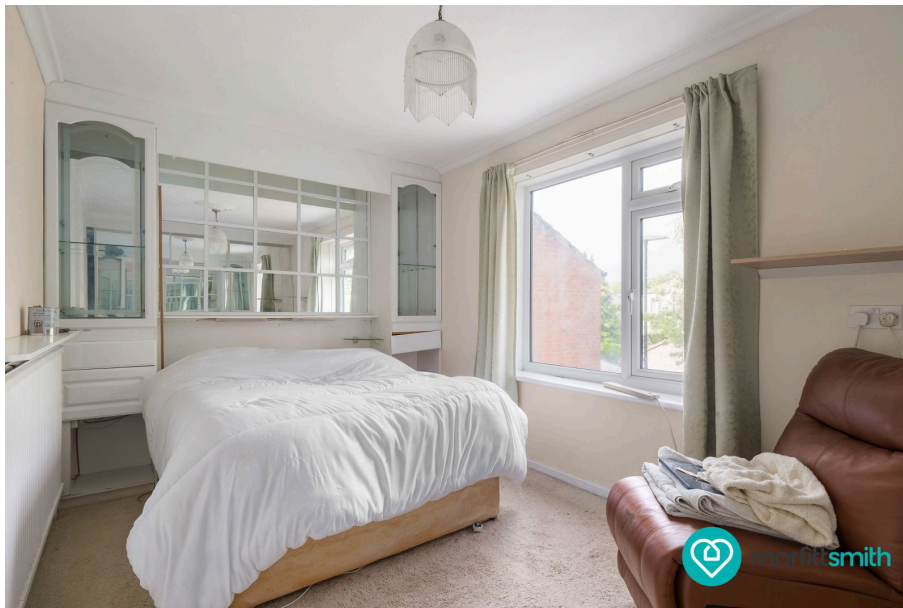




Green Oak Avenue, Totley, Sheffield, S17 4FT

Offers Over £200,000

3 1 2



Why You'll Love It

Set within one of Sheffield's most sought-after residential suburbs, Green Oak Avenue presents an excellent opportunity for buyers looking to put their own stamp on a property in an outstanding location. Requiring modernisation throughout, this three-bedroom end terrace offers the ideal blank canvas for a young family, first-time buyer, or investor eager to unlock its full potential.

Stepping inside, the entrance hallway provides a traditional and practical layout, with the kitchen positioned to the front of the property on the left-hand side. This space offers excellent scope for redesign and renovation, with the potential to create a stylish and functional kitchen tailored to modern family living. Whether you envision a contemporary fitted kitchen or a more open-plan reconfiguration, the existing footprint provides exciting possibilities.

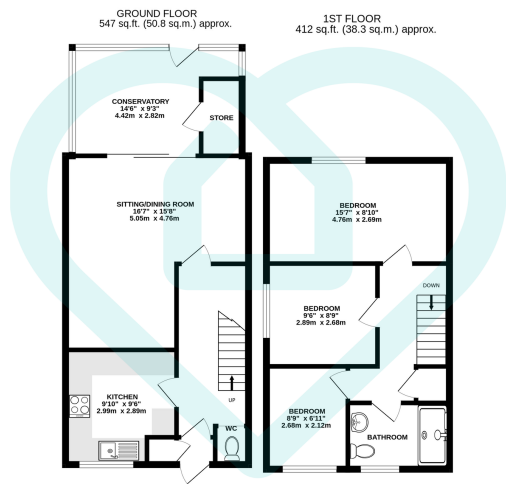
Continuing down the hallway, a handy downstairs W.C great feature for when you have guests. The rear of the home opens into a generously proportioned living and dining area, offering excellent space for both relaxation and entertaining. This larger rear reception area forms the heart of the property, with ample room for family gatherings, dining, and everyday life. With the right vision and improvements, this space could become a superb open, welcoming environment designed around modern living.

Beyond the main living space, the property flows through to a conservatory or flexible work space, adding further versatility to the ground floor. Whether used as a home office, playroom, garden room, or additional sitting area, this extra space is a valuable feature that enhances the property's potential and provides direct connection to the rear garden.

Upstairs, the property offers three well-sized bedrooms, making it particularly appealing for families. Each room provides good proportions and flexibility, whether for children's bedrooms, guest accommodation, or home working. The family bathroom serves this floor and, like much of the property, offers clear scope for modernisation and personalisation.

Externally, the home benefits from rear garden space, providing





TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- No Chain
- Three Bedroom End Terrace
- Perfect For First Time Buyers
- Good Local Amenities
- Rear Garden Space
- Popular Totley Location
- Modernisation Required Throughout
- Excellent School Catchments For Primary and Secondary Schools
- Nearby Green Space and Peak District
- On Street Parking



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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