



30 Longford Road, Bradway, Sheffield, S17 4LQ

Saxton Mee



# 30 Longford Road Bradway

Guide Price

## £450,000

GUIDE PRICE £450,000-£475,000

Fantastic, beautifully appointed and substantially extended four bedroom freehold semi-detached house, with a lower ground floor and loft conversion providing spacious versatile accommodation. The property offers four bedrooms, two bathrooms and a lower ground floor potential annexe, ideal for a dependant teenager, with its own ensuite shower room and garden access.

Accommodation briefly comprises, reception hall, living room with feature fireplace, through kitchen dining room with bay window and French windows opening out onto a large entertaining terrace, plus utility room, cloakroom. On the first floor, three bedrooms all with bay windows and family bathroom. Second floor occasional room. On the lower ground floor potential annexe / bedroom ideal for a teenager's suite or additional family area with kitchen/utility, bedroom area and shower room and garden access.

Outside good sized driveway providing extensive off-road parking, detached garage and lovely well maintained gardens to front and rear.

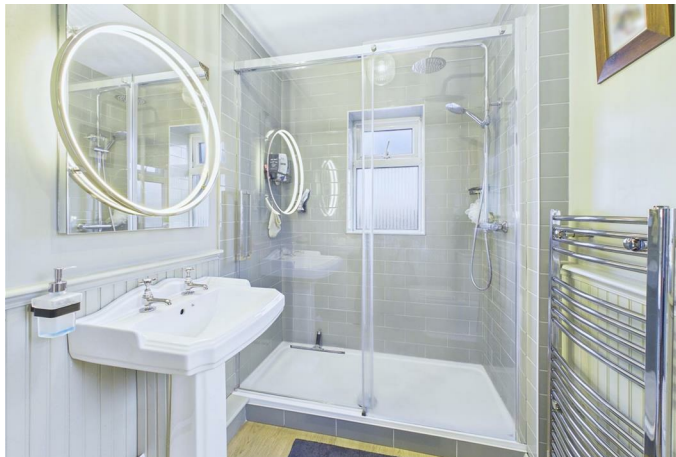
Situated on one of Bradway's most sought after roads in a great catchment area for the local Primary School and other amenities and easy access of the open countryside of the Peak District.



- Substantially extended four bedroom, two bathroom semi detached family home
- Accommodation over four floors, providing versatile layout
- Lower ground floor with potential annexe for a dependant teenager or family member
- Tastefully appointed and upgraded
- Large through dining kitchen with bay and French windows leading out onto an entertaining terrace
- Extensive off-road parking and detached garage
- Excellent local primary school
- Walking distance of the open countryside of the Peak District









 <p><b>Ground Floor</b> Building 1</p>	 <p><b>Floor 1</b> Building 1</p>	
 <p><b>Floor 2</b> Building 1</p>	 <p><b>Floor 3</b> Building 1</p>	
 <p><b>Ground Floor</b> Building 2</p>		

**Approximate total area<sup>(1)</sup>**

1670 ft<sup>2</sup>

155.2 m<sup>2</sup>

**Reduced headroom**

77 ft<sup>2</sup>

7.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS:  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

**GIRAFFE360**

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