



110, Green Oak Road

Sheffield, S17 4FS

Description

An attractive, 1950's semi detached family home that boasts a larger than average garden to the rear and a range of extended accommodation laid out over two floors. Totley is a wonderful place to live and number 110 is situated very close to the beautiful surrounding countryside that offers scenic walks and the opportunity to unwind. The property is also conveniently placed for accessing the two 'outstanding rated' primary schools, two local parks, Gillfield Woods and local amenities found on Baslow Road. The city centre can be approached via regular bus services on the main road and Dore and Totley Train Station, found within a short walk or drive, provides speedy links into town or into Manchester via some of the pretty Peak Park villages. The S17 postcode offers something for everyone, with a plethora of sporting facilities available



- Three bedrooms including two good doubles.
- Kitchen overlooking the garden.
- Dining room with bay window.
- Modern shower room with large, walk in shower enclosure.
- Entrance porch, hall, ground floor W.C and separate utility room
- Extended sitting room overlooking the lovely garden.
- Block paved off road parking for one car and an attached garage/carport that provides great storage solutions for bikes and gardening tools etc..
- Gas central heating (new rads and boiler in the last two years) and UPVC double glazed.
- Larger than average rear garden with mature shrubs, enclosed by hedgerows and catching the afternoon and evening sun, perfect for summer evenings and BBQ's.
- Freehold, Council Tax Band C, EPC rating D66 and NO CHAIN.



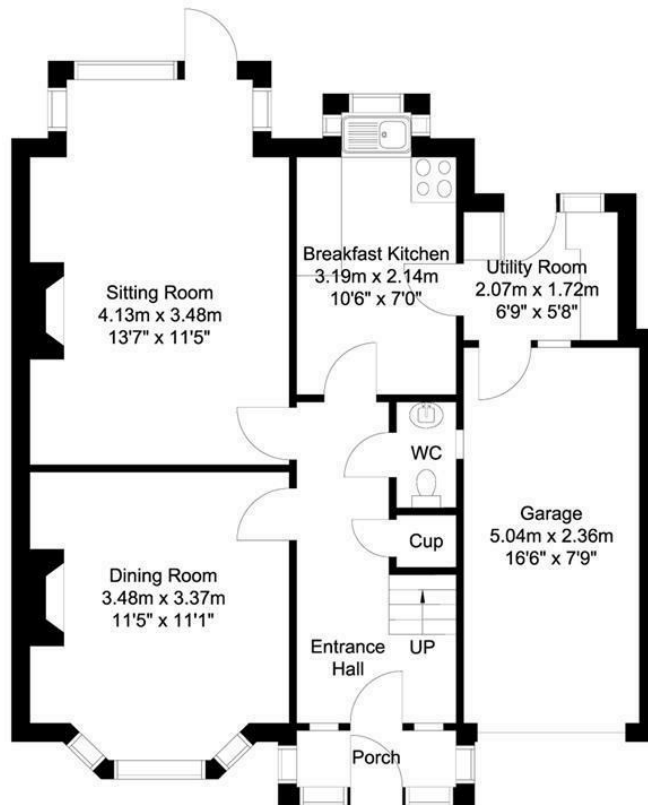
at Abbeydale Sports Club, two golf courses and a driving range, rugby clubs end even a Crown Green Bowling club. If going out and socialising is your thing then the neighbourhood has a comprehensive range of cafes, bars, restaurants and pubs that combine to give the area a buoyant social scene. Local shops include a Co Op and a Tesco Express alongside a post office, takeaways and doctors so the need to go further afield shouldn't be an issue and help reduce transport costs. The property has recently had the loft insulation upgraded, the boiler replaced and new radiators installed which nwo combine to create a cosy feel and there is a feeling of light and space felt throughout the two floors of generously proportioned accommodation. If more space is required it is suggested that there is plenty of space to the side, rear and in the loft to create additional living space, subject to regs.



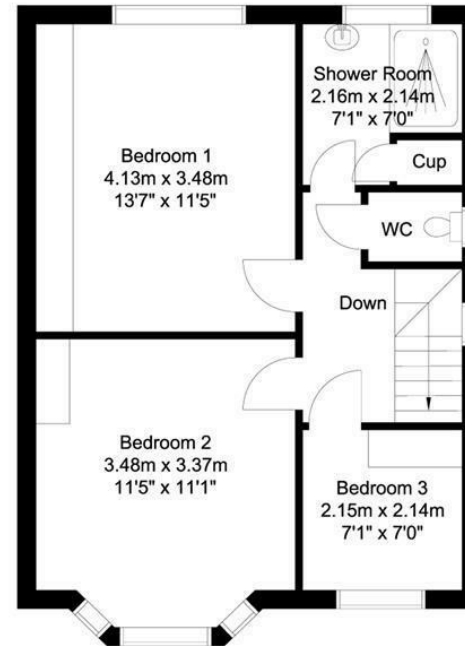




Ground Floor
66 sq m/710.41 sq ft
Approx.



First Floor
44 sq m/473.61 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2022

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.



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