

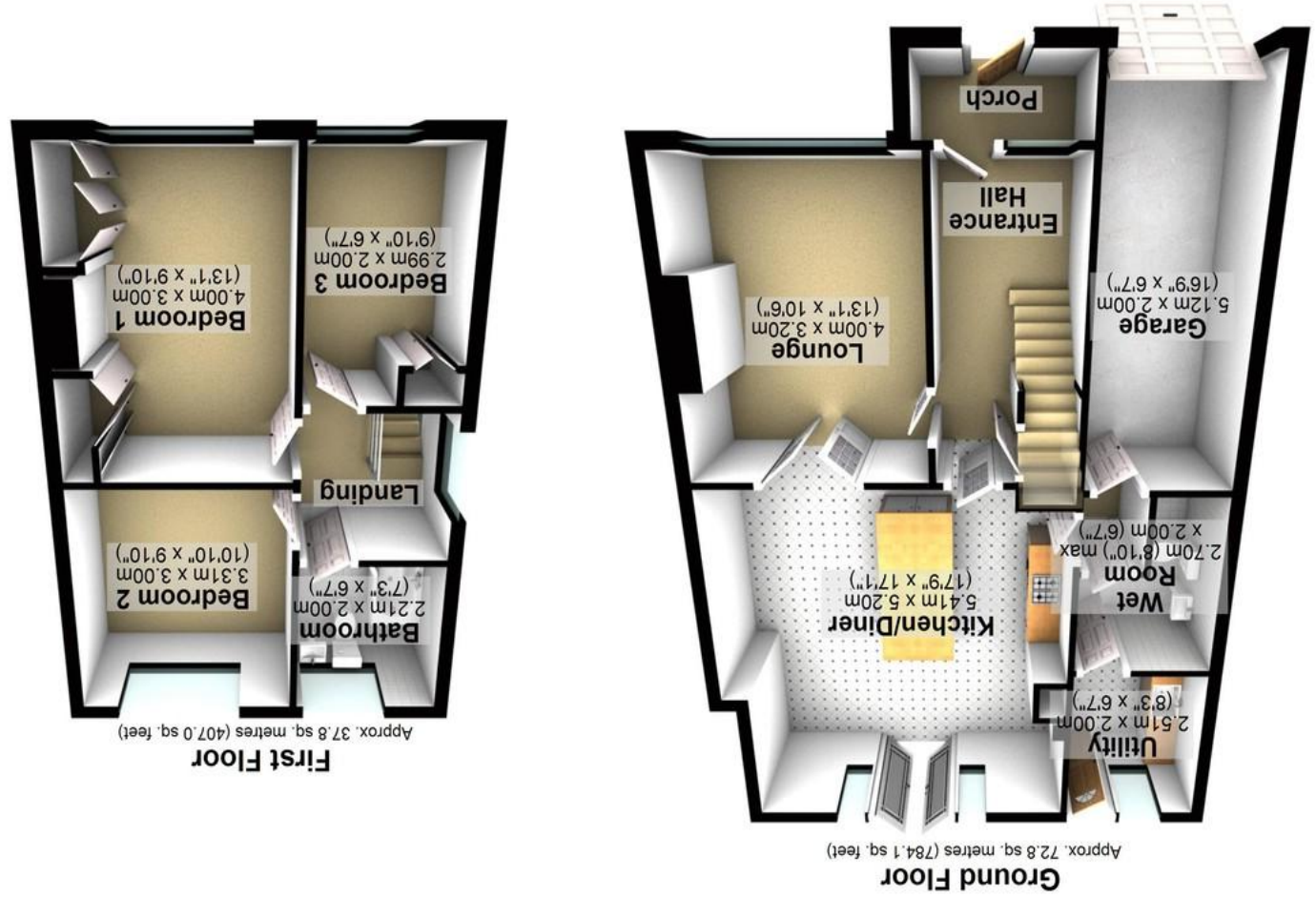
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - low air running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	68
Potential	87

Energy Efficiency Rating

Total area: approx. 110.7 sq. metres (1191.1 sq. feet)
All measurements are approximate
Plan produced using PlanUp.





4 Totley Grange Road | Totley | Sheffield | S17 4AF

Property Tenure: Leasehold

An absolutely gorgeous, immaculately presented and incredibly deceptive, three bedroomed, two bathroomed, semi detached family home. Having been finished internally to the very highest of standards by the current vendor with absolutely no expense spared to create this breathtaking finish that is framed by a fabulous, open plan, kitchen, living dining room to the rear. With an incredible and tasteful extension to the rear/side that has been designed to cater perfectly for the growing family market, number four is a ready to move in to, finished family home that simply must be viewed. Quietly tucked away on this well sought after residential road in the very heart of old Totley the property enjoys some commanding views over the countryside, ample parking, integral garage and private rear enclosed landscape garden. Falling within catchment for Ofsted rated excellent schools, numerous local amenities are a short stroll as are public transport links and The Peak District is literally on the doorstep.



PROPERTY FEATURES

- STUNNING THREE BEDROOMED TWO BATHROOMED SEMI DETACHED
- EXPERTLY EXTENDED TO THE REAR/SIDE
- FINISHED TO THE HIGHEST OF STANDARDS WITH NO EXPENSE SPARED
- HEART OF INCREDIBLY POPULAR TOTLEY
- PEAK DISTRICT ON THE DOORSTEP
- OFSTED RATED EXCELLENT LOCAL SCHOOL CATCHMENTS
- PERFECT FOR THE GROWING FAMILY MARKET
- OFF ROAD PARKING GARAGE AND REAR PRIVATE LANDSCAPED GARDEN
- EXCEPTIONAL VIEWS TO THE FIRST FLOOR
- LEASEHOLD WITH 741 YEARS LEFT REMAINING £10 PA COUNCIL TAX BAND C

GUIDE PRICE £370,000

