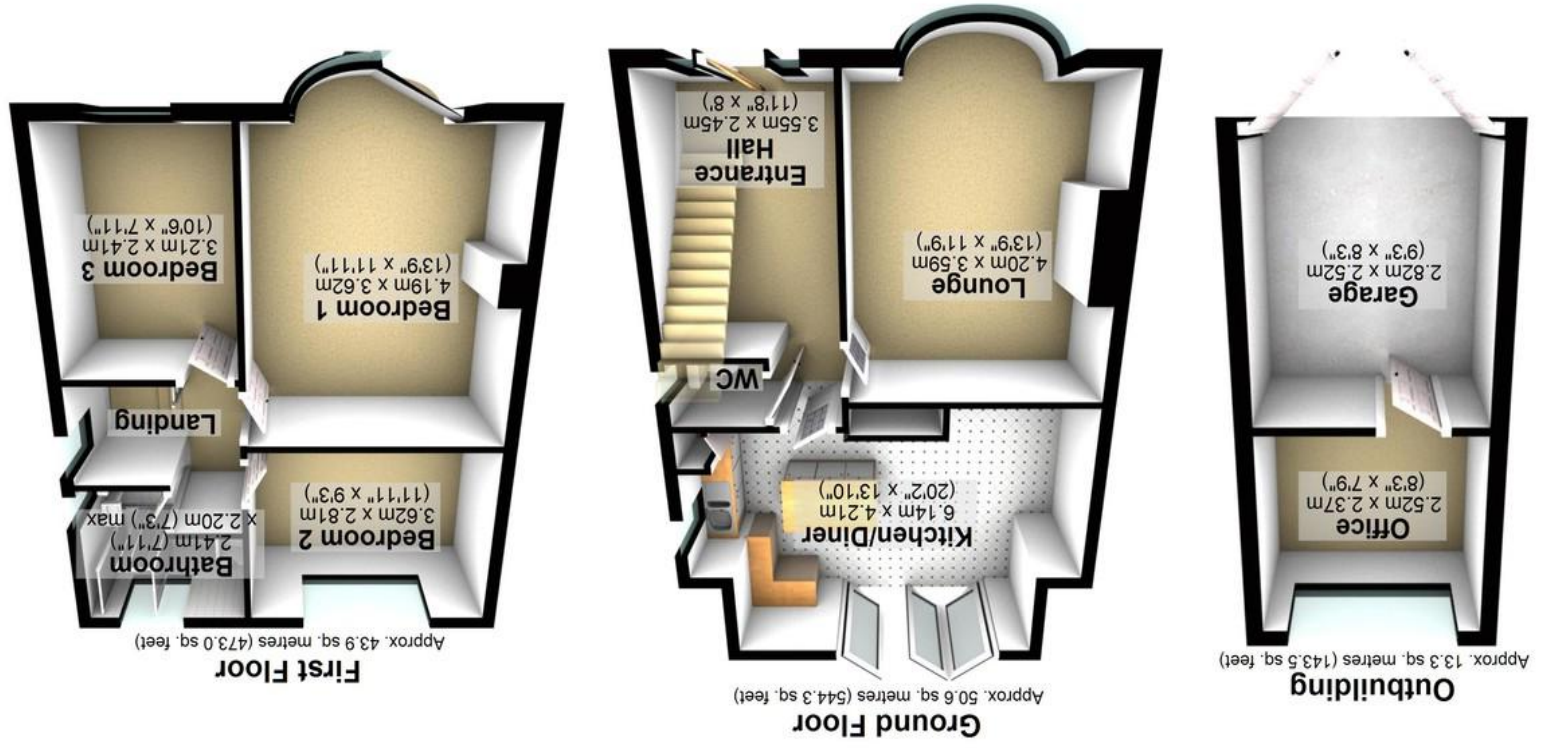


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

WWW.EPC4U.COM

Energy Efficiency Rating	
Potential	Current
83	67
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	

Total area: approx. 107.8 sq. metres (1160.8 sq. feet)  
All measurements are approximate  
Plan produced using PlanLP.





28 Elwood Road | Bradway | Sheffield | S17 4RH

Property Tenure: Leasehold

An absolutely gorgeous, immaculately presented and very well proportioned three bedroomed, bay windowed, extended, semi detached family home. Offering the epitome of contemporary open plan family living to the rear with a stunning and modern kitchen, living diner that is flooded with light provided by a vast floor ceiling glass access door. Quietly tucked away on this little known cul de sac number 28 offers an incredibly rare opportunity to market and offers further potential to extend to the loft and side if required and subject to planning to create a forever home. With ample off road parking, large rear private garden and cleverly converted garage to office that is perfect for those looking to work from home. Located in the heart of ultra popular Bradway within a stones from the open countryside, numerous local amenities are a short stroll and top schooling catchments are part of the appeal of this fabulous property which make viewing a must to do full justice.



### PROPERTY FEATURES

- THREE BEDROOMED BAY WINDOWED SEMI DETACHED FAMILY HOME
- EXTENDED TO THE GROUND FLOOR
- OPEN PLAN CONTEMPORARY LIVING DINING KITCHEN
- INCREDIBLY LIGHT AND SPACIOUS THROUGHOUT
- QUIET CUL DECSAC POSITION
- TOP LOCAL SCHOOLING CATCHMENTS
- HEART OF ULTRA POPULAR BRADWAY
- POTENTIAL TO FURTHER EXTEND TO THE LOFT AND SIDE SUBJECT TO PLANNING
- HOME OFFICE CREATED FROM A CONVERTED GARAGE AND CAR CHARGING POINT
- LEASEHOLD WITH 709 YEARS LEFT COUNCIL TAX BAND C

**OFFERS IN REGION OF £425,000**

