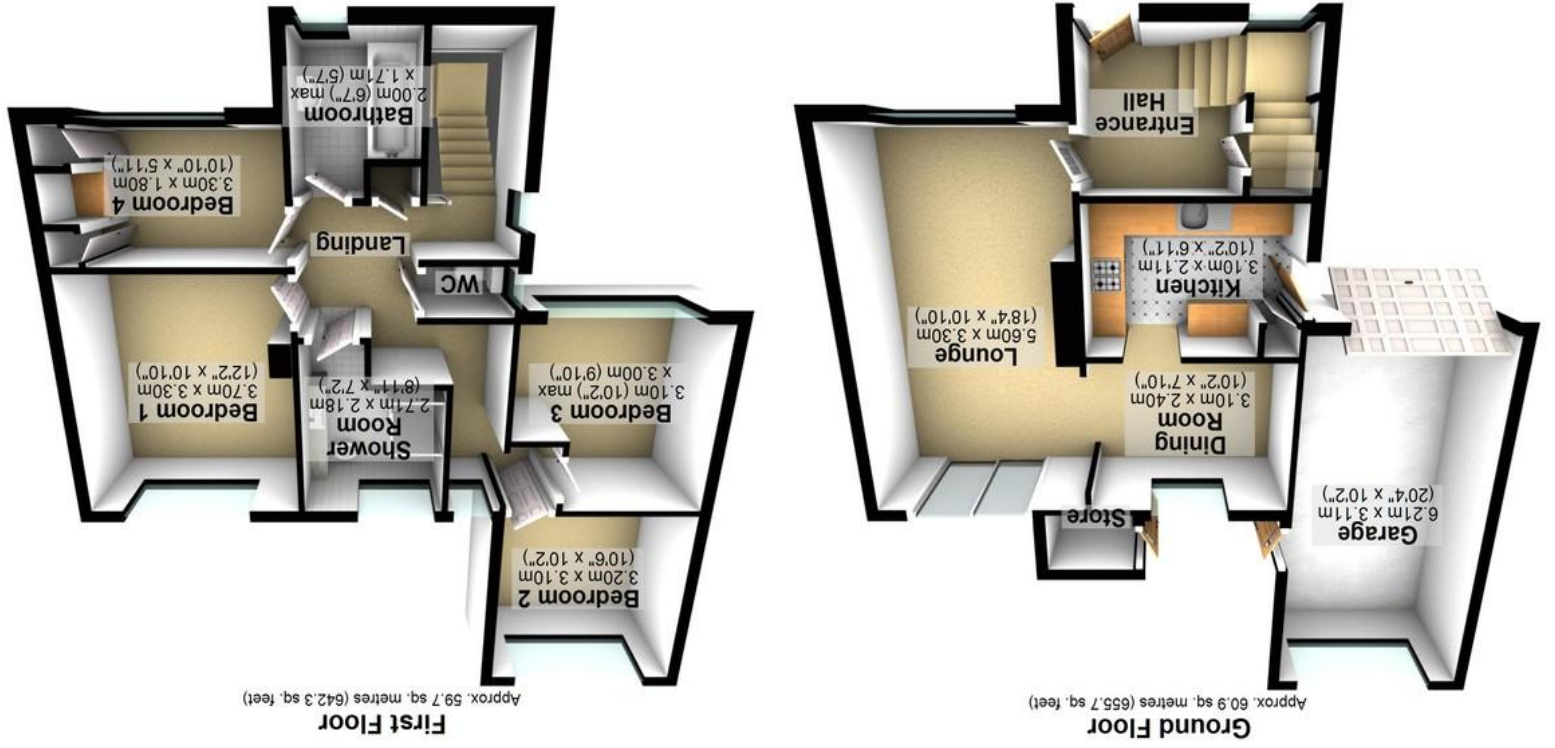


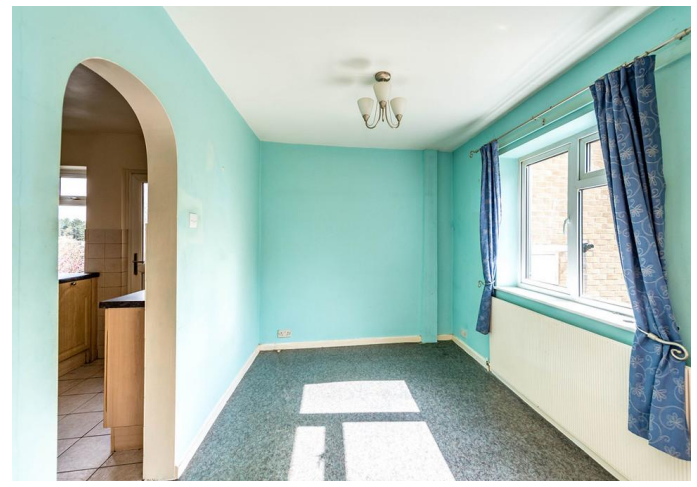
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	G (1-20)
	F (21-39)
	E (39-54)
	D (55-69)
	C (69-80)
	B (81-91)
Very energy efficient - lower running costs	A (92+)
Potential	82
Current	68

Total area: approx. 120.6 sq. metres (1298.1 sq. feet)
All measurements are approximate
Plan produced using Planip.





17 Twentywell Road | Bradway | Sheffield | S17 4PU Property Tenure: Freehold

Located in the very heart of well sought after and desirable Bradway on the south west of the city is this well presented and proportioned four bedroomed, two bathroomed, extended, semi detached family home. Offering an incredibly rare opportunity to market and enjoying some fabulous views over towards the Moors, number 17 is within easy access of The Peak District, numerous local amenities are within a short stroll and excellent schools are also on hand. Offering huge potential to further extend to the loft and rear (subject to planning) to create a much larger property in the future if required and being placed to market with the benefit of no upward chain and immediate vacant possession it's easy to say that viewing is advised to see the full potential on offer. With off-road parking, garage and rear sizeable garden the property is pitch perfect for the growing family market that IS looking to create a forever home.



PROPERTY FEATURES

- FOUR BEDROOMED TWO BATHROOMED SEMI DETACHED
- AVAILABLE WITH NO ONWARD CHAIN INVOLVED
- EXTENDED OVER THE GARAGE
- AMPLE PARKING GARAGE AND LARGE REAR GARDEN
- FURTHER POTENTIAL TO CREATE A FOREVER FAMILY HOME
- TOP LOCAL SCHOOLING CATCHMENTS
- HEART OF ULTRA POPULAR BRADWAY
- PEAK DISTRICT ON THE DOORSTEP
- RARE TO MARKET WITH VIEWING ESSENTIAL
- FREEHOLD COUNCIL TAX BAND D

OFFERS IN REGION OF £350,000

