

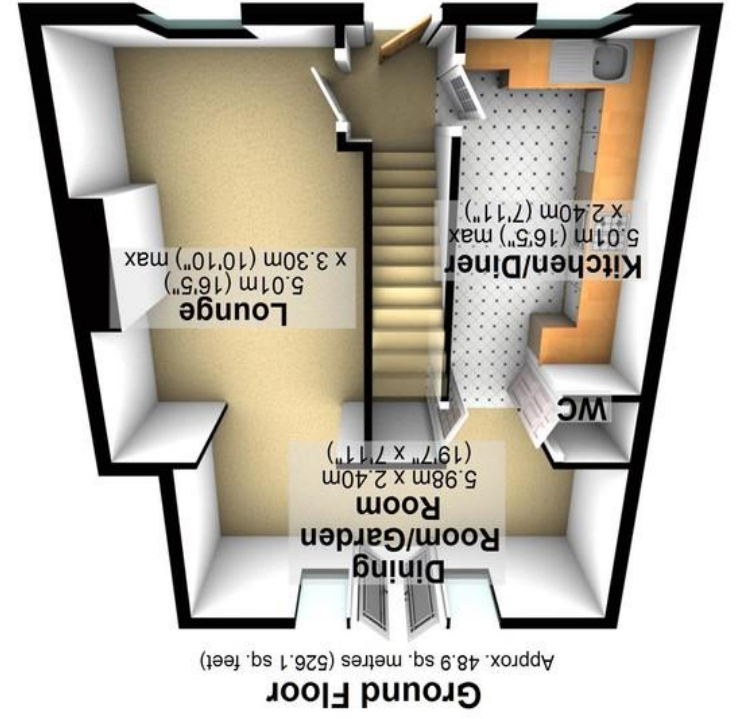
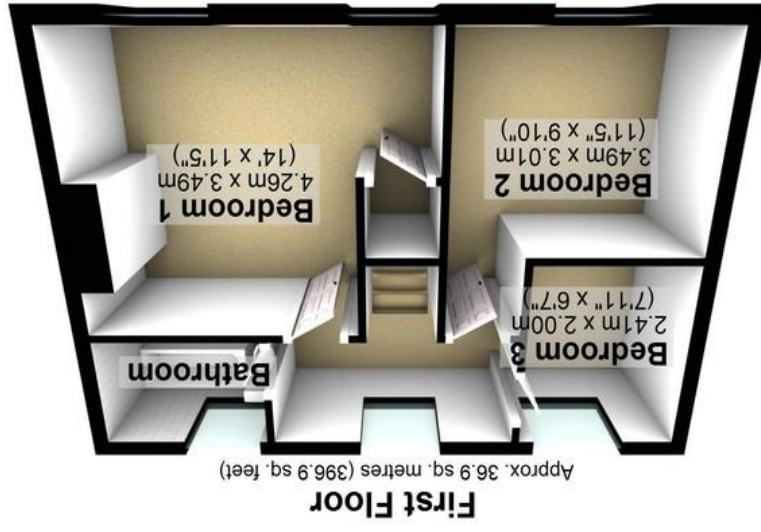
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

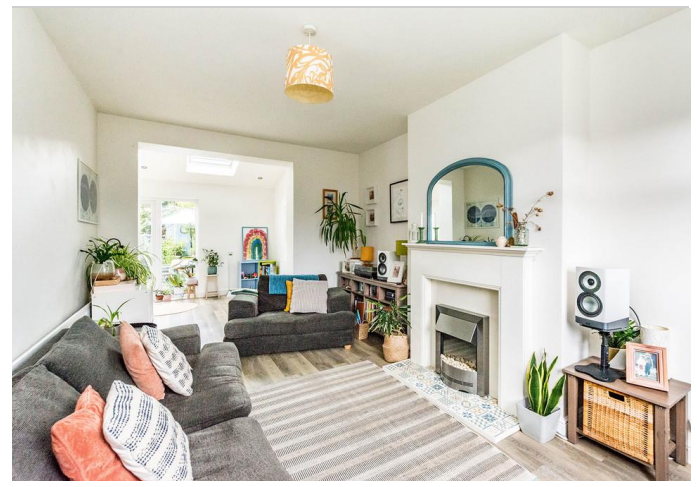
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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	71
Potential	84

Total area: approx. 85.7 sq. metres (923.0 sq. feet)

All measurements are approximate  
Plan produced using PlanUp





42 Mickley Lane | Totley | Sheffield | S17 4HD

Property Tenure: Freehold

An absolutely stunning, beautifully presented and very deceptive, three bedroomed mid terraced property. Having been expertly extended to the rear to give cool and contemporary open plan vibe to the ground floor, this excellent property will sure to be a huge hit with the professional couple, first time buyer and young family alike. With three great sized bedrooms to the first floor, easy on road parking to the front and fabulous rear private garden it's easy to say that viewing is absolutely essential to do full justice to this excellent home. Located on the very heart of ultra popular Totley on the very cusp of The Peak District, Ofsted rated excellent schooling catchments are on offer along with numerous local amenities and public transport links. In brief the property comprises entrance hall, lounge, kitchen/diner, w.c, dining/garden room. Three bedrooms and a family bathroom are on the first floor.



### PROPERTY FEATURES

- EXTENDED THREE BEDROOMED MID TERRACED
- EXTENDED ON THE REAR GROUND FLOOR
- PRIVATE REAR GARDEN AND EASY ON ROAD PARKING
- PERFECT FOR THE FIRST TIME BUYER OR PROFESSIONAL COUPLE
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFSTED RATED EXCELLENT SCHOOLING CATCHMENTS
- HEART OF ULTRA POPULAR TOTLEY
- PEAK DISTRICT ON THE DOORSTEP
- VIEWING ESSENTIAL TO DO FULL JUSTICE
- FREEHOLD PROPERTY COUNCIL TAX BAND B

**OFFERS IN REGION OF £249,950**

