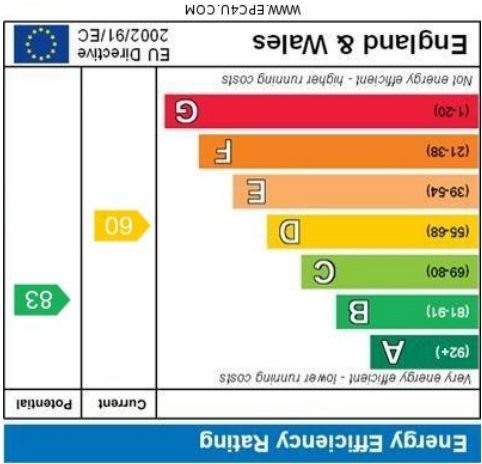


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.







38 Main Avenue | Totley Rise | Sheffield | S17 4FJ

Property Tenure: Freehold

An incredibly rare opportunity has arisen to purchase this fabulous three bedroomed, bay windowed, stone fronted, period semi detached family home. With ample off road parking to the front, fabulous rear private garden and available with no upward chain on completion this property will be super popular with the growing family market and simply must be viewed internally to be fully appreciated. Offering vast as yet untapped potential to further extend to the rear and loft (subject to planning) to create a forever family home. With newly fitted kitchen and bathroom, log burner to the sitting room, number 38 offers super light and spacious accommodation across two floors that total 925 sq feet. Located in the very heart of ultra popular Totley within catchment for Ofsted rated excellent schools including King Egberts secondary and Totley All Saints juniors, numerous local amenities are a short stroll and The Peak District is literally on the doorstep.



### PROPERTY FEATURES

- THREE BEDROOMED SEMI DETACHED STONE FRONTED
- NEWLY FITTED KITCHEN AND BATHROOM
- AMPLE PARKING AND STUNNING REAR GARDEN
- AVAILABLE WITH NO UPWARD CHAIN ON COMPLETION
- POTENTIAL TO FURTHER EXTEND TO THE REAR AND LOFT SUBJECT TO PLANNING
- OFSTED RATED EXCELLENT SCHOOLING CATCHMENTS INCLUDING TOTLEY ALL SAINTS AND KING EGBERTS
- PERFECT FOR THE GROWING FAMILY MARKET
- INCREDIBLY RARE OPPORTUNITY TO MARKET
- HEART OF ULTRA POPULAR TOTLEY

GUIDE PRICE £350,000-£360,000

