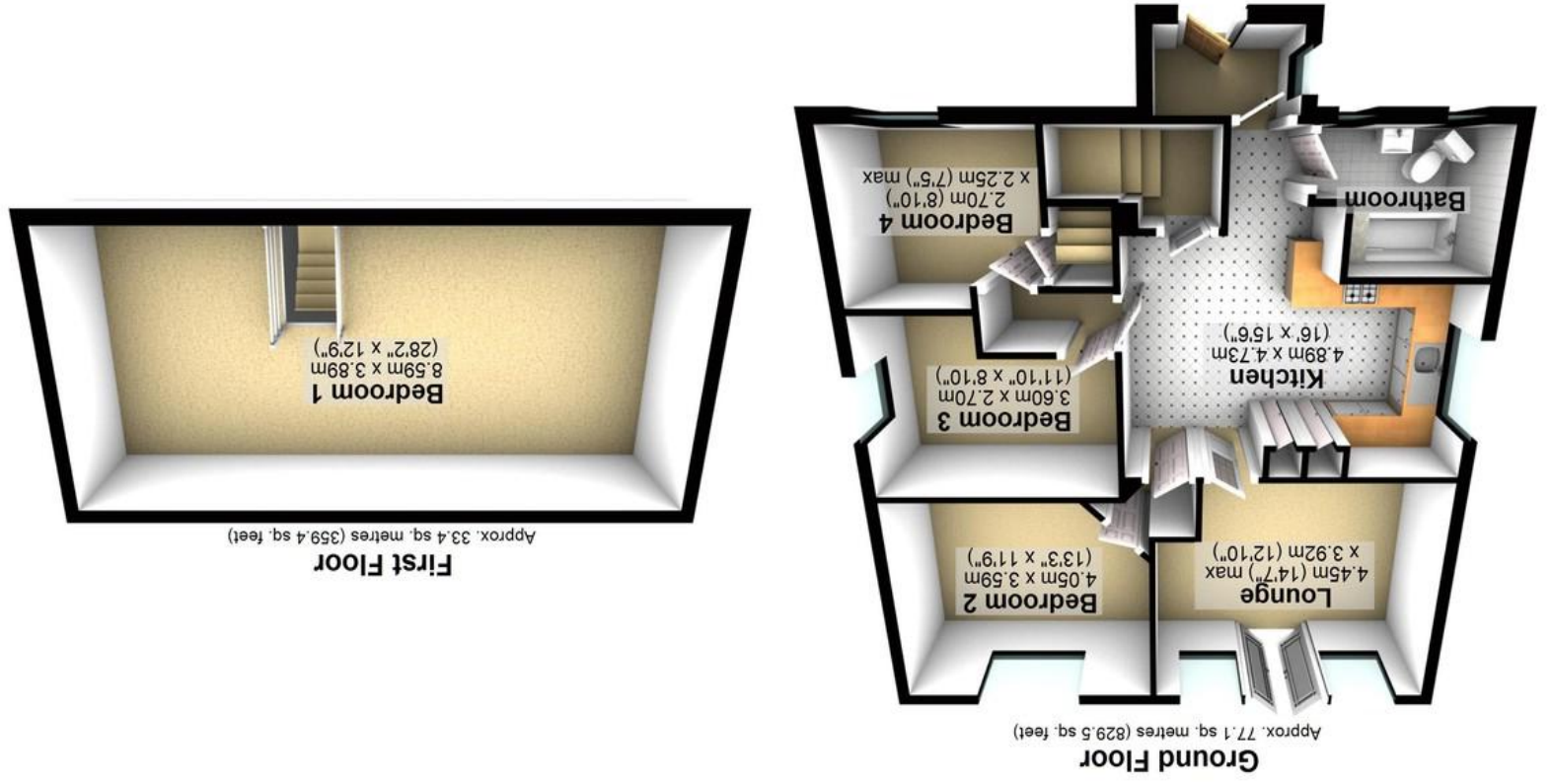


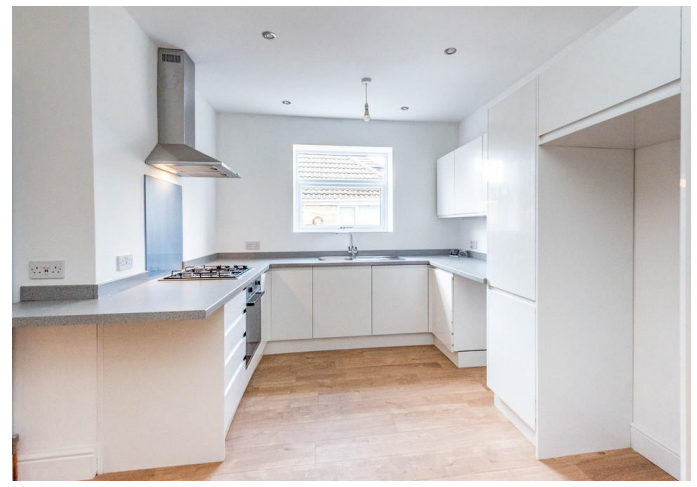
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

www.epcau.com

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	67
Potential	84

Total area: approx. 110.5 sq. metres (1188.9 sq. feet)
All measurements are approximate
Plan produced using PlanUp.

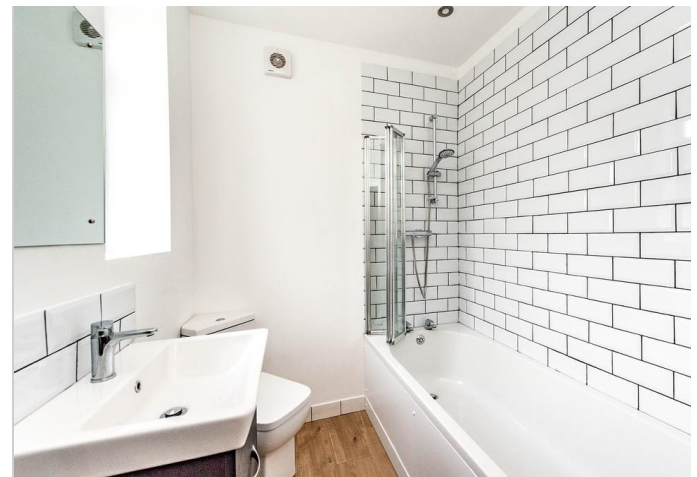




6 Edmund Avenue | Bradway | Sheffield | S17 4RN

Property Tenure: Freehold

Recently finished to the very highest of standards by the current vendors with absolutely no expense spared is this incredibly deceptive three/four bedroomed, detached bungalow property. With newly installed full rewire, central heating system and Fensa registered windows to name but a few changes. Quietly tucked away on this little known road in the very heart of ultra popular Bradway number 6 will suit a range of buyers from the family to those looking to downsize. With further potential to extend to the rear and fully convert the existing loft if required it's easy to say that viewing is absolutely essential to fully appreciate the size and style of this incredible property. Enjoying a larger than expected rear garden, ample off road parking and with the huge benefit of no onward chain the property is within easy access to numerous local amenities within Greenhill village, top local schooling catchments are on hand and The Peak District is right next door.



PROPERTY FEATURES

- THREE/FOUR BEDROOMED DETACHED BUNGALOW
- FULLY REFURBISHED TO AN EXCELLENT STANDARD
- NEWLY FITTED CENTRAL HEATING SYSTEM AND RE-WIRE
- AMPLE PARKING AND PRIVATE LARGE GARDEN
- HUGE POTENTIAL TO FURTHER EXTEND SUBJECT TO PLANNING
- HEART OF ULTRA POPULAR BRADWAY IN SHEFFIELD 17
- AVAILABLE WITH NO UPWARD CHAIN AND VACANT POSSESSION
- PERFECT FOR THE FAMILY OR THOSE LOOKING TO DOWNSIZE
- VIEWING ESSENTIAL TO SEE THE FINISH ON OFFER
- FREEHOLD PROPERTY COUNCIL TAX BAND C

