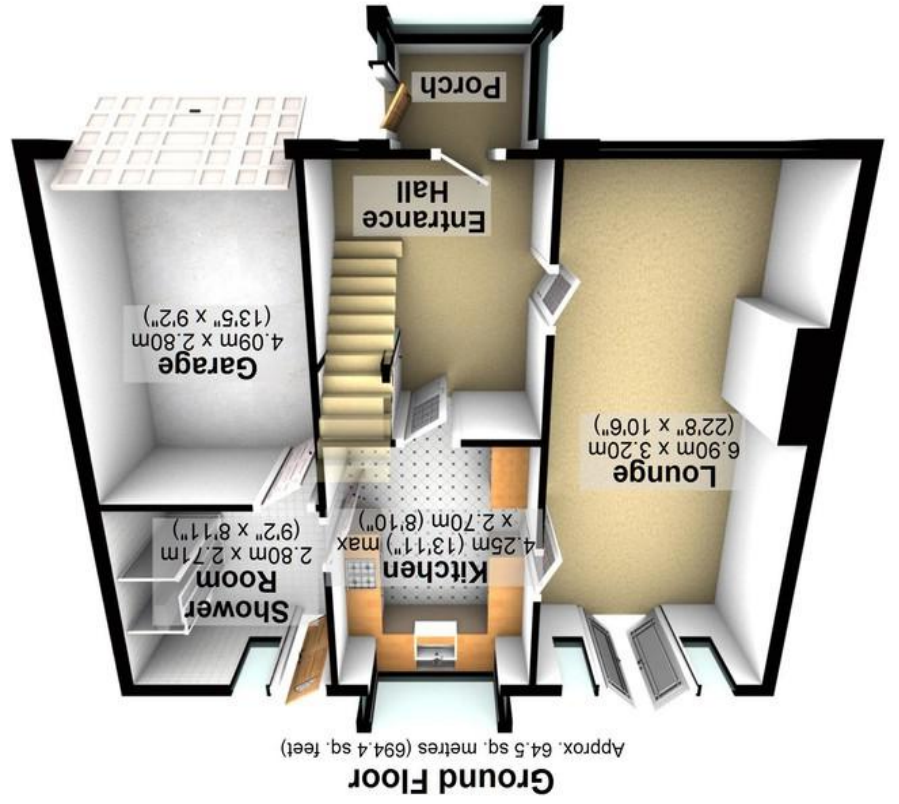
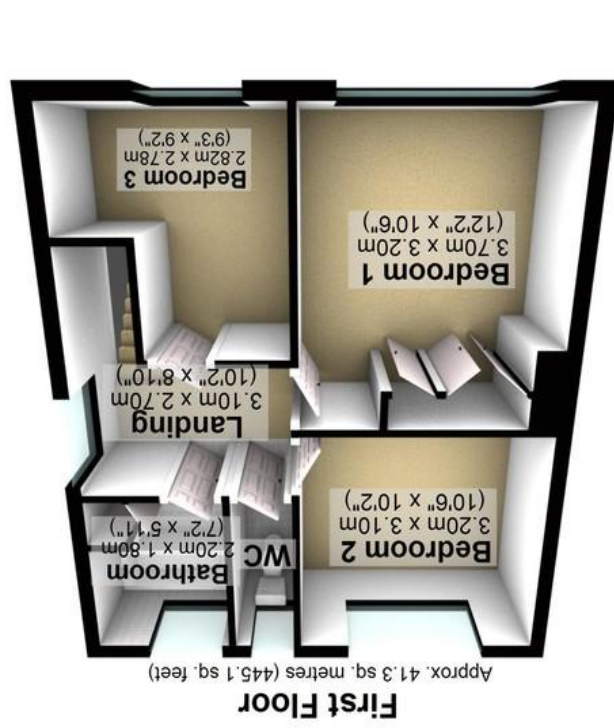


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Current	Potential
54	77

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

Total area: approx. 105.9 sq. metres (1139.5 sq. feet)
All measurements are approximate
Plan produced using PlanUp.





3 St Quentin Close | Bradway | Sheffield | S17 4PL

Property Tenure: Leasehold

Quietly tucked away on this no through road in the very heart of ultra popular Bradway is this well presented and proportioned, three bedroomed, bay windowed semi detached family home. Enjoying some fabulous views over the moors to the front, ample off road parking and garage along with no onward chain involved. Filled with potential to further extend to the side, rear and loft (subject to planning) to create a forever family home if required. With super light and spacious accommodation across two floors that will appeal to the growing family market looking to put there own stamp on a property it's easy to say that viewing is essential to appreciate the potential on offer by this lovely home. Located close to numerous local amenities within Bradway, excellent schooling catchments are also available and of course The Peak District is literally on the doorstep.



PROPERTY FEATURES

- THREE BEDROOMED BAYED SEMI DETACHED
- AVAILABLE WITH NO ONWARD CHAIN INVOLVED
- FABULOUS VIEWS TO THE FRONT
- HUGE OPPORTUNITIES TO FURTHER EXTEND SUBJECT TO PLANNING
- QUIET CUL DE SAC POSITION WITH NO THROUGH FARE
- HEART OF ULTRA POPULAR BRADWAY
- WELL SOUGHT AFTER SCHOOL CATCHMENTS
- PEAK DISTRICT ON THE DOORSTEP
- OFF ROAD PARKING GARAGE AND REAR PRIVATE GARDEN
- LEASEHOLD WITH 741 COUNCIL TAX BAND C

GUIDE PRICE £290,000-£300,000

