



Tofts Lane Rivelin Valley Sheffield S6 5SL
Guide Price £375,000

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GUIDE PRICE £375,000-£400,000 ** FREEHOLD ** SOUTH FACING ASPECT ** A unique opportunity has arisen to acquire this stone built, two double bedroom, two bathroom cottage which is situated in this tranquil and stunning location in the heart of the Rivelin Valley. The property enjoys panoramic views and a lovely garden complete with garden room/office and benefits from double glazing and gas central heating. In brief, the well presented living accommodation comprises: entrance porch/utility with space for a tumble dryer, as well as ample space to store shoes and coats etc. A door then opens into the spacious entrance hall with access into the lounge, study and the kitchen diner. The lovely lounge has dual aspect windows, filling the room with natural light, while the focal point of the room is the log burning stove. The kitchen has a range of units with complementary work surfaces which incorporate the sink and drainer. There is space for a Rangemaster Toledo gas hob/electric oven (included in sale), a fridge freezer and integrated Bosch dishwasher and Beko washing machine. Ample space for a dining table and chairs. Attractive light oak Karndean flooring runs through the ground floor, except the lounge. The study has fitted desk shelving and access to an extensive under stairs storage. From the kitchen, a staircase rises to the first floor landing with access into the two bedrooms and the bathroom. The stunning master bedroom has a vaulted ceiling and dual aspect windows making this a bright and airy space, solid oak flooring, storage and access to an en suite shower with wash basin. There is a lovely dressing room area. Bedroom two is a good size double and enjoys the stunning views, it also has access into the loft. The bathroom has a vaulted ceiling, with a Velux window, light oak Karndean flooring and comes with a modern three piece suite including bath with electric shower, WC and wash bathroom.

- EARLY VIEWING ADVISED
- STUNNING TWO BEDROOM, TWO BATHROOM COTTAGE
- MASTER BEDROOM WITH DRESSING AREA & EN SUITE
- LOUNGE WITH LOG BURNING STOVE, STUDY & DINING KITCHEN
- PORCH/UTILITY ROOM
- LOVELY SOUTH FACING GARDENS WITH GARDEN ROOM/OFFICE
- STUNNING VIEWS
- DELIGHTFUL SEMI-RURAL LOCATION





OUTSIDE

From the road a path leads to gate with access to the lovely gardens. There is a garden room which could be used as an office, this fantastic space has full electrics throughout, is double glazed and fully insulated. Separate access to the WC and wash basin. Two garden sheds.

LOCATION

Stunning panoramic views across to Bell Hagg and over the Rivelin Valley. Beautiful country walks on the door step. Easy access to Stannington, Hillsborough and Sheffield City Centre.

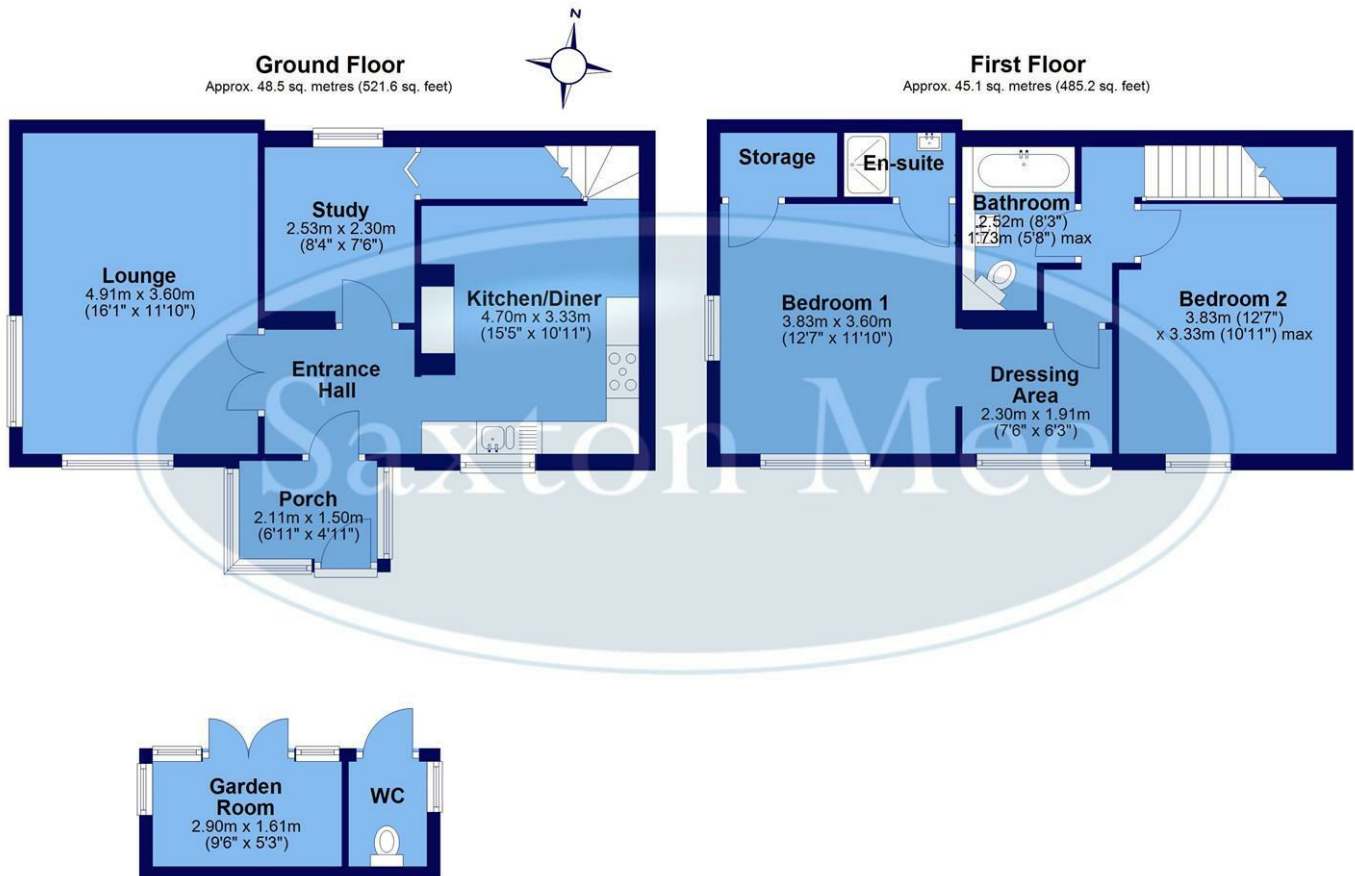
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

VALUER

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 93.5 sq. metres (1006.8 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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