



91, Green Oak Road, Sheffield, S17 4FR

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Description

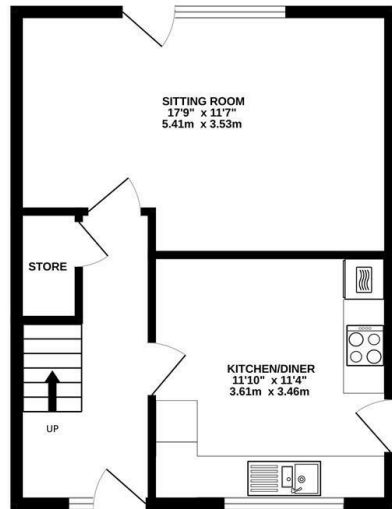
A superbly presented end of terrace property that is situated at the very end of the estate, close to the top of Green Oak Road and the fabulous schools and woodland walks that are found in the neighbourhood. Totley is a highly desirable location that is situated on the edge of the city limits as it joins the glorious surrounding countryside of The Peak Park. The village is only six miles south west of the city and has a range of superb amenities including first class schooling for all age groups, local shopping, train services to both Sheffield and Manchester and an excellent range of sporting facilities. The property itself is situated on a larger than average plot with an area of land to the side that may lend itself to extending (subject to the necessary consents) if required and the view to the rear, over surrounding gardens is very pleasant. With an immaculate finish throughout, the property has modern fixtures and fittings in all the right places and will suit a broad range of buyer.

- Three bedrooms, including two doubles.
- Luxurious bathroom with modern fittings including chrome fixtures and LED lighting.
- Spacious sitting room with a door opening into the garden and contemporary downlighters.
- Modern dining kitchen with an induction hob and quality, integrated appliances.
- Off road parking for at least one car and an area of lawn that could perhaps be altered to form additional parking subject to consents.
- Modern gas central heating via a Vaillant combination boiler and UPVC double glazing both combining to create a home that is energy efficient (EPC rating C73).
- Lovely garden to the rear with an open outlook down the neighbouring properties gardens and a wide strip of land to the side that encourages an extension (subject to planning).
- Within catchment for some of the finest local authority schools in the city (two primaries and one secondary all with Outstanding ratings by Ofsted).
- Edge of countryside location yet also convenient for the city which can be accessed from the local train station or regular bus service.
- Freehold and Council Tax Band B.

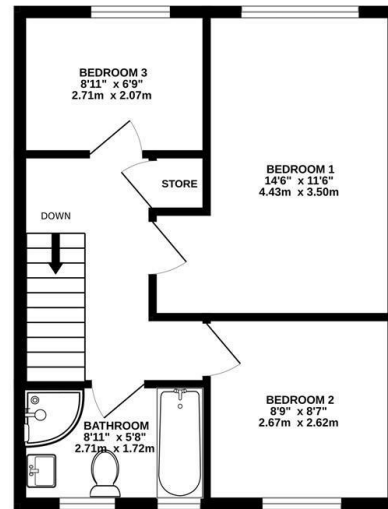




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 840sq.ft. (78.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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