

5, Brinkburn Drive, Sheffield, S17 3LU

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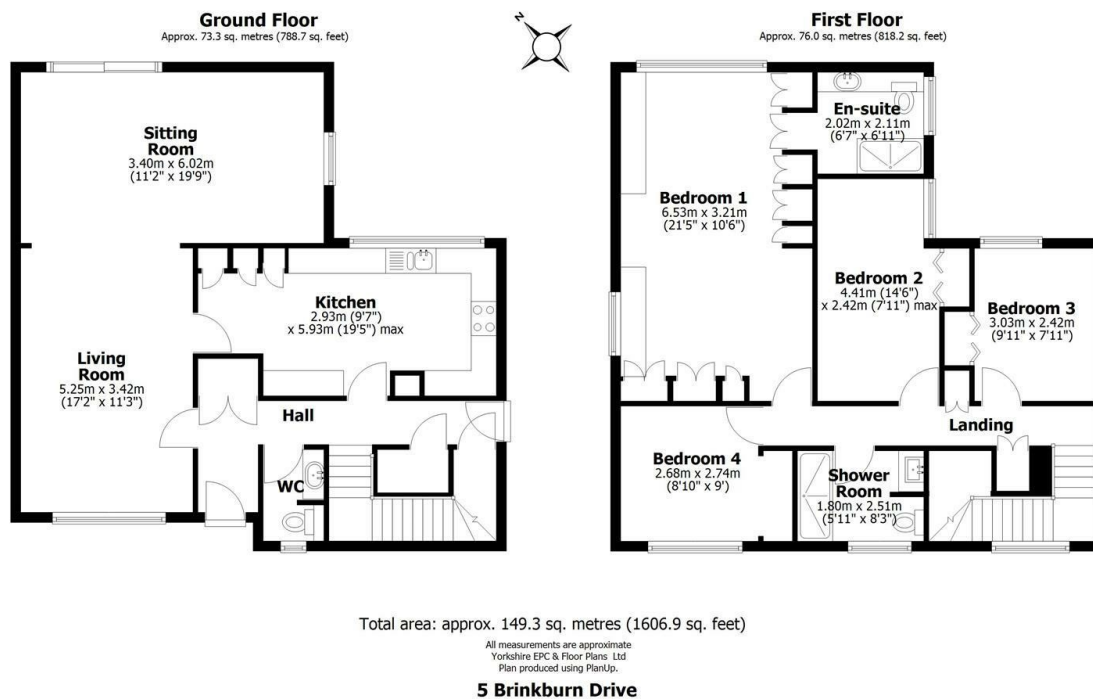
Description

An extended four bedroom detached family home located on a quiet cul de sac, on the edge of both Dore and Totley a short walk away from bus and train services, excellent sport facilities at Abbeydale Sports Club and some of the best schools in the city. This attractively presented, recently updated and well designed property offers over 1609 square feet of accommodation over two floors and features modern fixtures and fittings, on the ground floor, in all the right places. Both reception rooms offer excellent proportions, the kitchen is fabulous and the extended principal bedroom is quite large and has a concealed ensuite shower room which is accessed through the fitted wardrobes. A superb property that will appeal to downsizers and families alike.

- Freehold.
- No onward chain.
- Four double bedrooms including a quite large principal suite.
- Two large reception areas.
- Modern kitchen with fitted units and integrated appliances.
- Two bath/shower rooms including a large ensuite to the principal bedroom.
- Block paved off road parking leading to a car port.
- Modest gardens to the front and rear, featuring a terrace.
- Within catchment for outstanding schooling for all age groups.
- Fully double glazed and having modern gas central heating resulting in an EPC rating of D67.







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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.