EADON LOCKWOOD & RIDDLE
EST. 1840



61 Mickley Lane

Totley, Sheffield, S17 4HD

Price Guide £300,000

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61 Mickley Lane





Description

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A three bedroom semi detached property that is set back from the road, on a larger than average plot that includes pretty gardens to both the front and rear. Many of the properties in the area have been extended to the side, rear and into the loft and it is suggested that there is the potential to do the same here (subject to regs). The internal is excellent with modern fittings in the open plan dining kitchen and in the smart, first floor bathroom. There are stripped and stained floorboards in the lounge and rear double bedroom and pleasant décor throughout. Both of the main bedrooms also benefit from fitted wardrobes. Externally the rear garden is larger than most in the area and includes an Indian stone flagged terrace area to the side of the main lawn.
The area is hugely desirable with good local amenities including a Co Operative supermarket, doctors, chemists and post office alongside a couple of busy café's and two parks for recreational pursuits. The S17 postcode is also home to excellent sporting facilities which include golf, tennis, squash, padel, football, rugby and crown green bowling clubs.
Sheffield city centre can be approached via three separate bus services that run along Baslow/Abbeydale Road and there is a 'Little Nipper' service that connects Totley to both Dore and Bradway.
The nearby train station is a huge plus for the area and provides speedy links into town or, via some of the pretty Peak Park villages, into Manchester.
Totley also benefits from its location, on the edge of the city limits, as it joins the breath-taking beauty of the Peak District National Park. With local walks found on the other side of the road, leading out towards Holmesfield and Blacka Moor via the scenic Gillfield Woods.

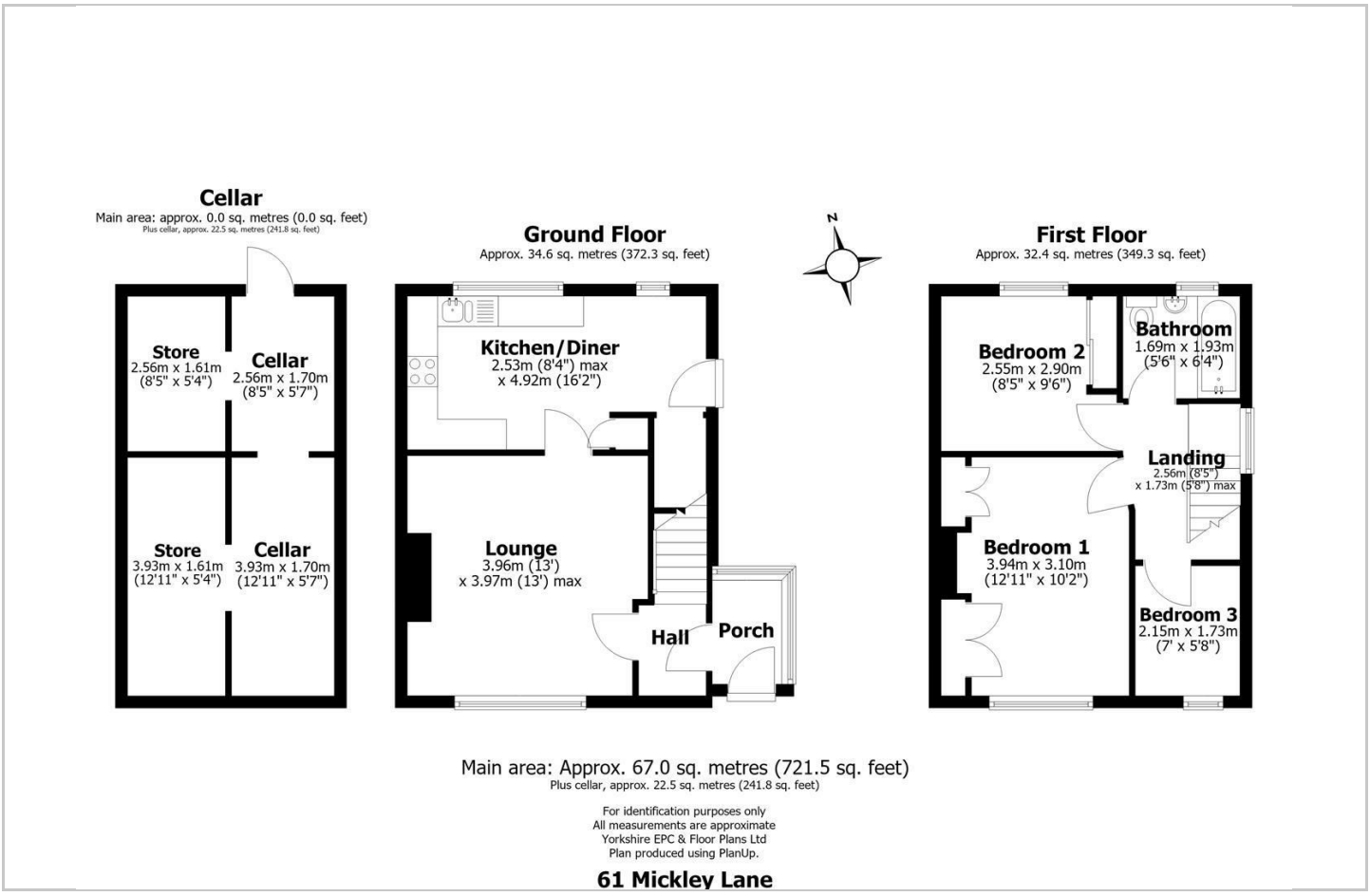
IMPORTANT INFORMATION
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

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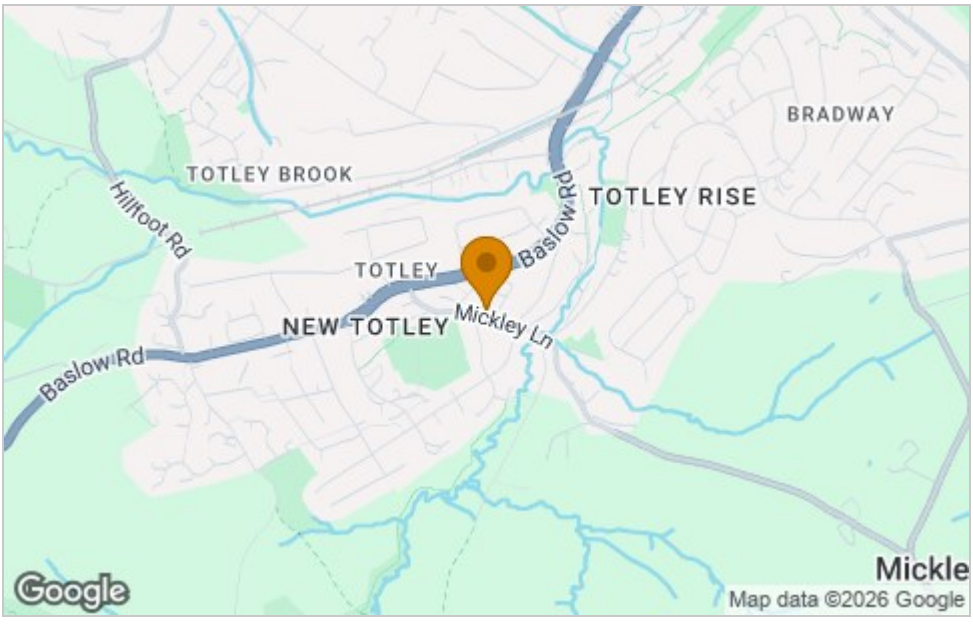




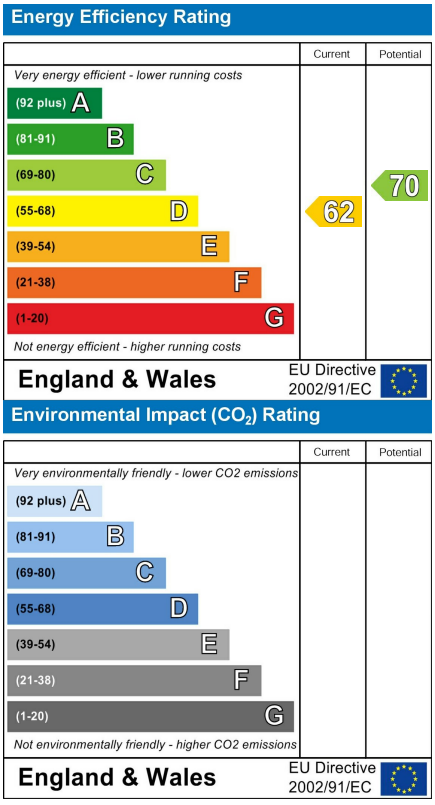
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Eadon Lockwood and Riddle, 888 Ecclesall Road, Sheffield, South Yorkshire, S11 8TP
Tel: 0114 268 3388 Email: bannercross@elr.co.uk https://www.elr.co.uk