
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
8, Oldwell Close, Sheffield, S17 4AW

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Description
Totley has two good parks and two ‘outstanding’ schools and is very popular with young families. Its situation, on the edge of The Peak District, makes it also appeal to those with a love of the outdoors. Dore and Totley Train Station provides a quick and efficient route into the city centre complemented by the regular bus services that run along Baslow/Abbeydale Roads. The original ‘village’ part of Totley includes charming, stone-built, period homes and, as the area has grown over the years, has something for everyone. Large executive style developments rub shoulders with ex local authority housing, along with everything in between, while the excellent local amenities including the very popular Crown and Cricket Inns ensure there is a great social scene throughout the year.

A very well presented detached house situated on a quiet cul-de-sac This property boasts a delightful kitchen diner, perfect for family meals and entertaining guests. The living room offers stunning views with a dual aspect, providing a tranquil setting for relaxation.

With one bathroom and three bedrooms (two doubles and one single), there's ample space for the whole family to unwind and enjoy. Externally the property features off-road parking for up to two vehicles, ensuring convenience for you and your guests. Additionally, there is a garage for extra storage or parking needs and an EV charging point.

Step outside to discover the enclosed rear garden, complete with a lawn and a patio area - ideal for enjoying a morning coffee. This space offers a peaceful retreat where you can relax.

IMPORANT 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.

- Three bedroom detached house.
- Off road parking and garage with an EV charging point.
- Enclosed rear garden with patio and lawn.
- Great local amenities including shops, 'outstanding' schools, pubs, walks and transport links
- Open plan kitchen diner.
- Living room with dual aspect views.
- Luxurious bathroom with elegant tiling framing the modern suite.
- No onward chain.
- Freehold and Council Tax Band D.
- Gas central heating and UPVC double glazing combine to produce an EPC rating of C and reduce costly utility bills.





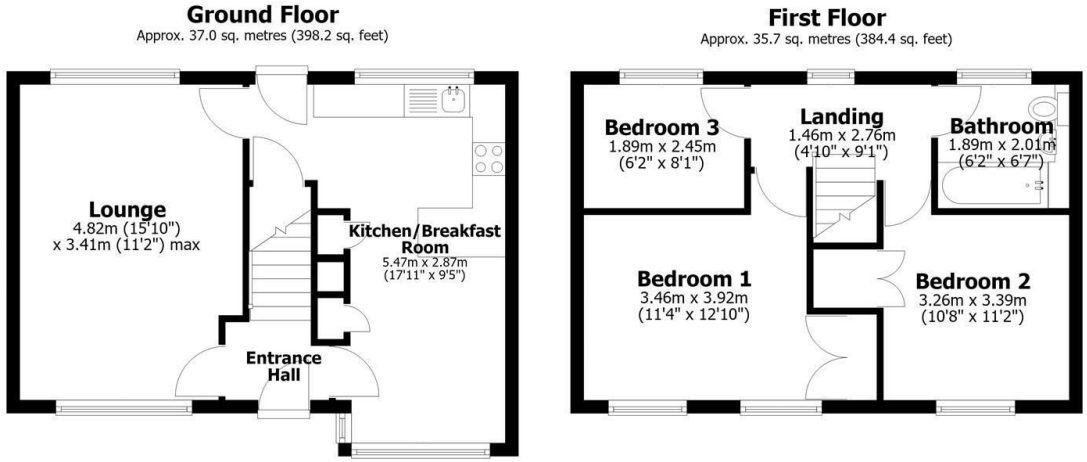












Total area: approx. 72.7 sq. metres (782.7 sq. feet)

For identification purposes only
All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

8, Oldwell Close





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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.