



25, Marstone Crescent, Sheffield, S17 4DG

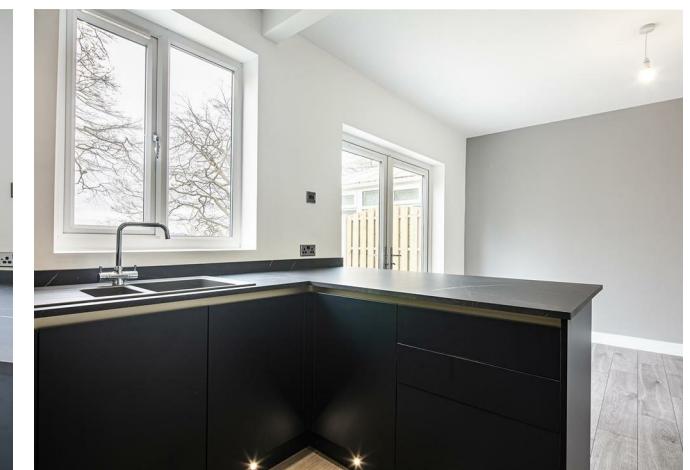
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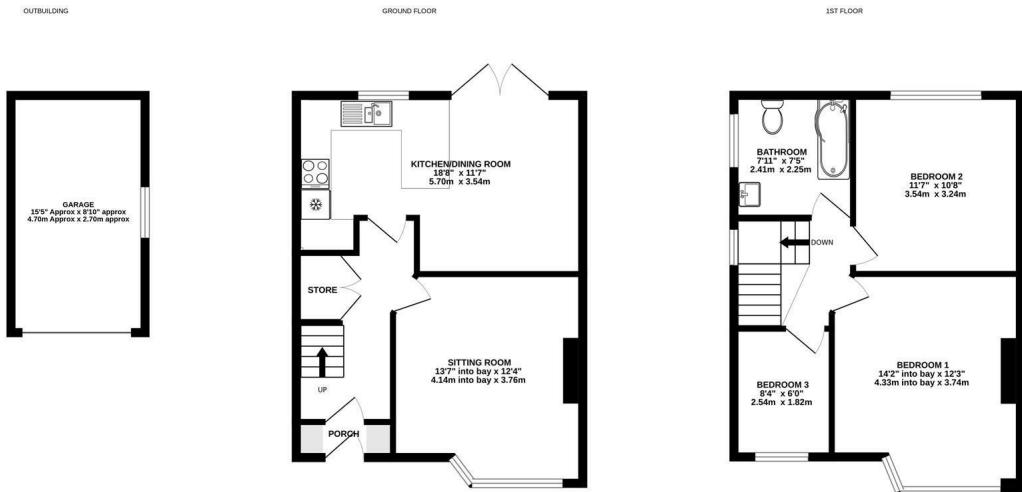
Description

Situated on this very desirable road, in the heart of Totley, close to two parks, 'outstanding' local schools and an excellent range of amenities that run along Baslow Road. Both local bus and train (Dore and Totley train station is found approx half a mile away) services provide regular links into the city centre and also out into The Peaks. Residents in S17 are spoilt with the vast range of sporting facilities that are found within the area, Abbeydale Sports Club combines tennis, squash, rugby, hockey and cricket facilities and there are further football, cricket, rugby and golf facilities found close by. Totley has long been regarded as one of Sheffield's more desirable of areas and has always been popular with the family market due to the 'outstanding' nearby primary schools that feed into the equally outstanding King Egberts Secondary School. The nearby parks and stunning countryside offer the opportunity to be explored from your own doorstep and the local pubs, cafes and restaurants provide a vibrant social scene. The house itself is available with no onward chain and has a lovely finish throughout its two floors of accommodation to complement the splendid rear views over the valley towards Dore Village. The dining kitchen features a brand new fitted kitchen and the luxurious bathroom is also very well appointed with contemporary tiling framing the modern suite. There is potential to convert the loft into a further bedroom and the house could also be extended to the rear (subject to regs). The outside has been landscaped to include a block paved driveway which provides off road parking for two cars and there is a level lawned garden and detached garage at the rear.

- Three bedrooms including two good doubles.
- Luxurious bathroom with modern suite and elegant tiling.
- Open plan dining kitchen with low level LED lighting and French windows to the garden.
- Spacious sitting room.
- Superb views towards Dore Village from the rear.
- Block paved off road parking for at least two cars.
- Detached garage to the rear.
- Low maintenance and level rear garden.
- Modern gas central heating and UPVC double glazing.
- Freehold, Council Tax Band C and EPC rating D61.



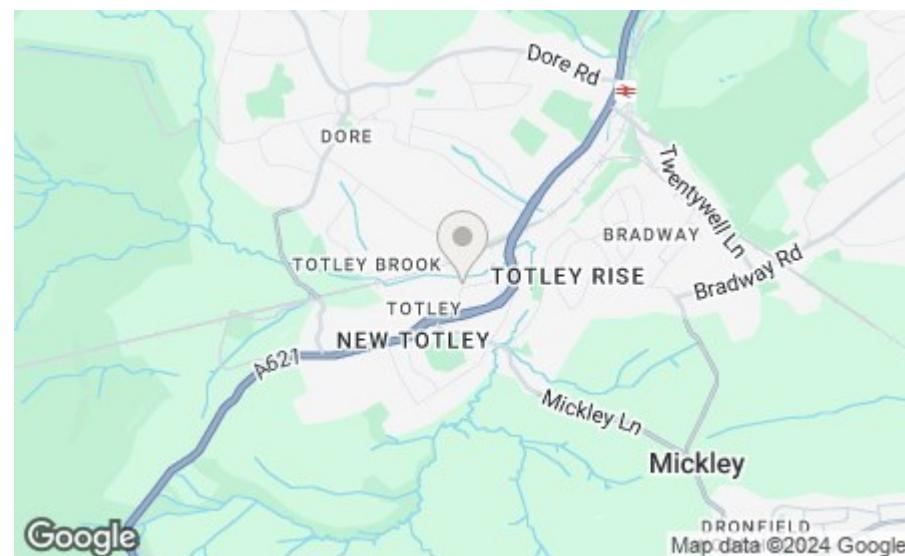




THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 926sq.ft. (86.0 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 fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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