

2, Totley Brook Road, Sheffield, S17 3QS

## 2, Totley Brook Road

Sheffield, S17 3QS

### Description

A fine looking, stone built Edwardian semi detached with accommodation perfect for the family market situated over three floors. This gorgeous property has an attractive front façade that complements the immaculate interior which boasts two large reception rooms and five double bedrooms. The situation at the bottom of the Village of Dore is ideal for the regular bus and train services that can whisk you into the city centre in under half an hour and those with a love of the outdoors will appreciate the direct access to the beautiful surrounding countryside at the end of Totley Brook Road. Dore has 'outstanding' schooling for all age groups, the local amenities are plentiful and combine with a host of popular bars, restaurants and public houses to make this one of Sheffield's most eminent and sought after places to live.

- Within catchment for 'outstanding' local schooling.
- Five double bedrooms.
- Sitting room with bay window and original moulded coving.
- Living room/dining room with cosy wood burning stove.
- Breakfast kitchen with good proportions, elegant granite work tops and a garden view.
- Two bath/shower rooms with modern fittings and tiling.
- Block paved off road parking for three cars.
- Level, low maintenance rear garden with terrace and lawn.
- Basement storage and modern gas central heating.
- UPVC double glazing including sash windows on the front elevation.





Basement  
20 sq m/215.27 sq ft  
Approx.

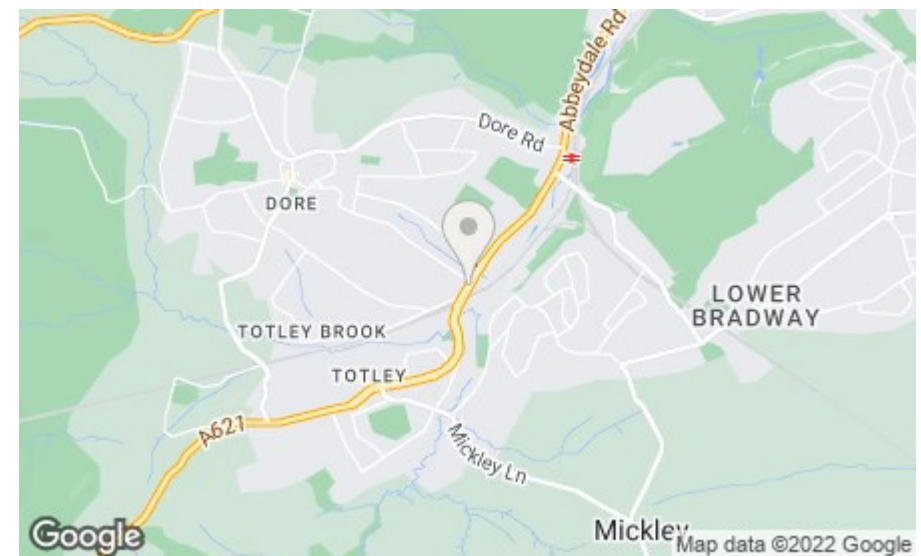
Ground Floor  
65 sq m/699.65 sq ft  
Approx.

First Floor  
64 sq m/688.89 sq ft  
Approx.

Second Floor  
56 sq m/602.77 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted this plan.  
CP Property Services @2021



**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

**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

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.