



26, Main Avenue, Sheffield, S17 4FG

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Description

A pretty Edwardian property with immaculately presented and spacious accommodation laid out over three floors all complemented by a lovely south westerly facing garden which features a garage/store located at the bottom of the plot which is accessible from Sunnyvale Road. This gorgeous and extended property has undergone a comprehensive scheme of modernisation in the last two years and has had the installation of a new roof in the last ten years. The property has undergone a comprehensive scheme of renovation and now provides an extended, open plan dining kitchen alongside two generously proportioned reception rooms along with four bedrooms (one of which is a small single and would make a better home office) and a luxurious bathroom. Totley is a very desirable suburb situated on the very edge of the city limits as it joins the breath-taking scenery of the surrounding countryside. The area is hugely popular with the family market due to the outstanding schooling for all age groups and there are excellent local amenities including transport links into the city (via bus and train), a number of sports clubs and a host of award winning restaurants and pubs to enjoy.

- Significantly renovated since 2020.
- Three/four bedrooms including three good doubles and a perfect study/dressing room.
- Luxurious bathroom with separate, deep shower enclosure and complementary tiling.
- Open plan dining kitchen with integrated appliances, Quartz worksurfaces and bi-folding doors to the garden.
- Sitting room with a lovely bay framed by plantation style shutters and a multi fuel stove providing a cosy feel in the winter months.
- Dining room with bay window commanding pleasing views towards Holmesfield.
- Welcoming reception hall with utility room and separate ground floor W.C.
- South westerly facing garden at the rear.
- Garage/store providing potential for redevelopment or to be knocked down to create off road parking.
- Modern gas central heating including some period style radiators and full double glazing.





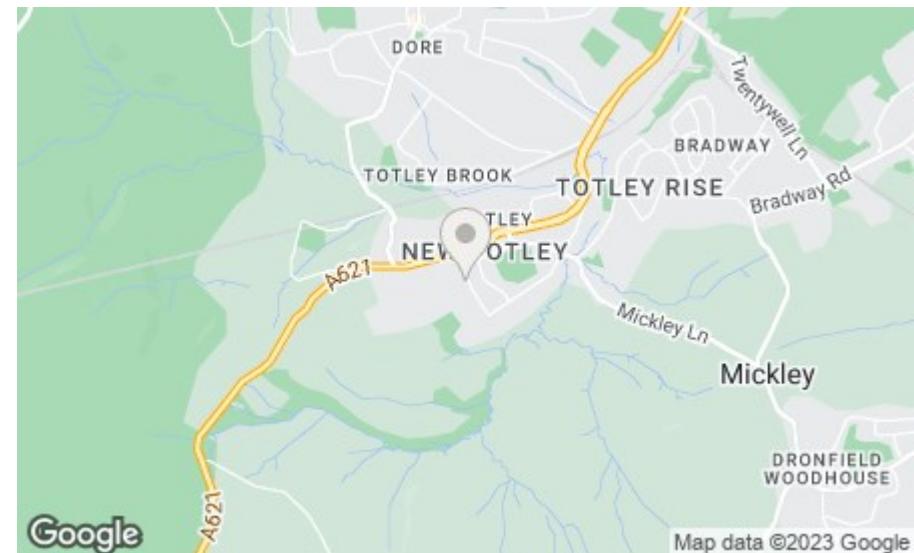


THE CELLAR IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 1475sqft. (137.0 sq.m.) approx

Whilst every attempt has been made to ensure accurate dimensions are contained within this 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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