



28, Five Trees Avenue, Sheffield, S17 3LW

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Description

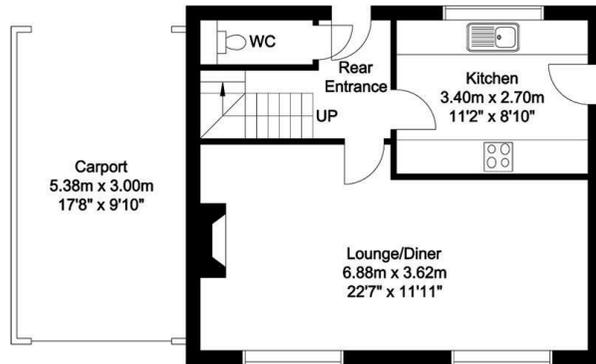
GUIDE PRICE £325,000 - £350,000. A lovely two bedroom, detached property that is situated on this quiet cul-de-sac located just off Abbeydale Road South. The property is conveniently situated close to local shopping at the bottom of Bushey Wood Road, with transport links into town and Manchester via Dore and Totley Train Station, schooling in both Dore and Totley and the superb sports clubs found in the S17 postcode. The property is set well back from the road on an attractive plot with gardens to both the front and rear and it is suggested that the carport space to the side, along with some of the room at both the front and rear alongside the large, partially boarded loft space, that runs the full length of the house, could be utilised to extend and form more accommodation (subject to regs). The property will appeal to a broad range of buyer including those who may wish to let alongside the owner occupier and developer market. With well presented accommodation over two floors including a large sitting room at the front and two, good double bedrooms.

- Two double bedrooms.
- Large sitting room with defined dining and sitting areas.
- Fitted kitchen with modern units.
- Inner hallway with access to the ground floor W.C.
- Family bathroom with contemporary tiling.
- Off road parking for several cars.
- Attached carport for secure parking or development (subject to regs).
- Set well back from the road with lovely gardens to both the front and rear.
- Potential for extensions subject to regs.
- EPC rating - D

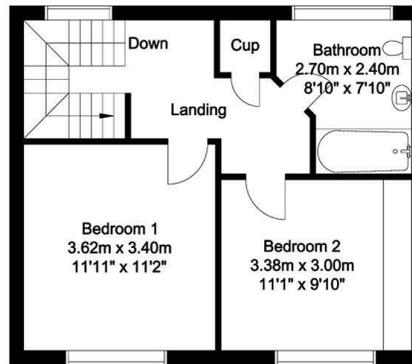




Ground Floor
40 sq m/430.55 sq ft
Approx.



First Floor
40 sq m/430.55 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 rooms 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. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/metreage if quoted on this plan.
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