



77, Main Avenue, Sheffield, S17 4PH

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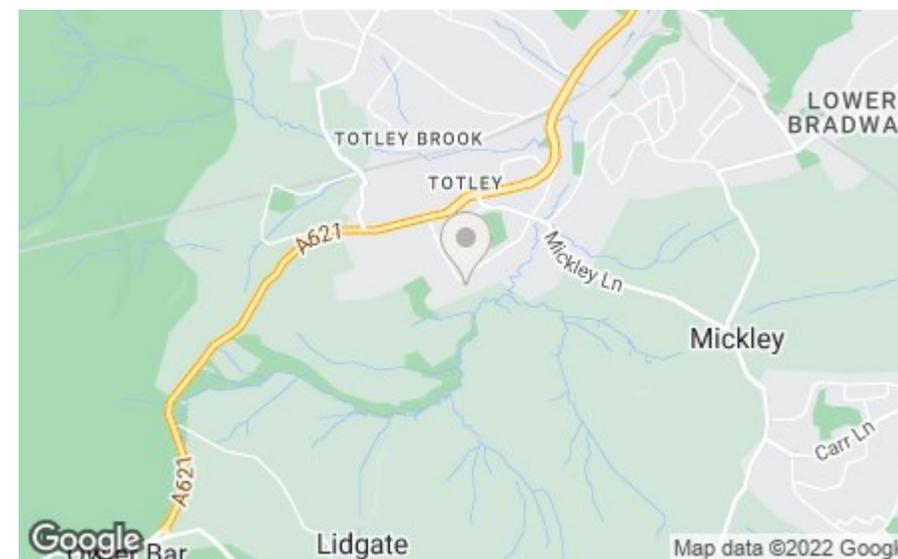
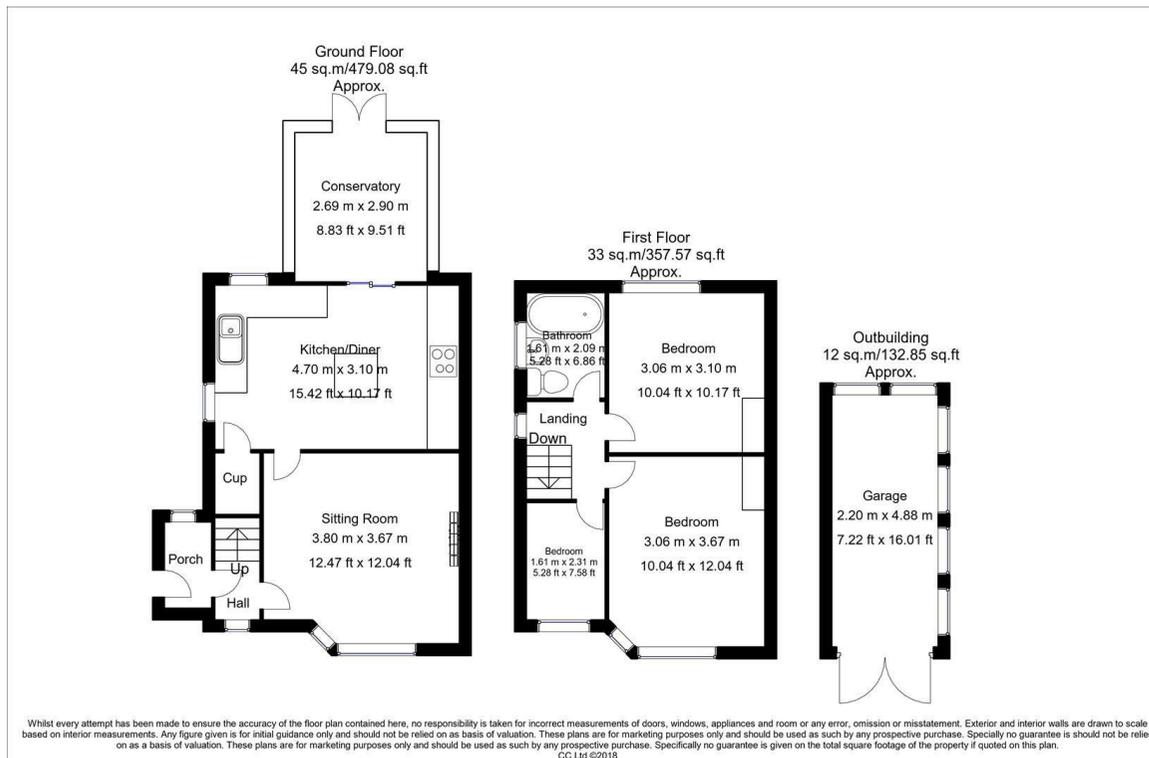
## Description

This superbly presented property occupies a lovely position in Totley, a short walk away from the local (outstanding) primary school along with two parks and walking trails that lead through Gillfield Woods out into the picturesque surrounding countryside. The property has planning permission granted (19/04404/FUL) to create a much larger property with the planned accommodation including an open plan living kitchen, welcoming entrance hall with utility room and cloakroom alongside two further bedrooms and bathrooms situated on the first floor and converted attic. Even without the extensions this is a super property with modern fixtures and fittings in all the right places and an open plan kitchen leading onto a centrally heated conservatory/dining area that overlooks the rear garden. There is also a well presented, bayed sitting room, a recently laid block paved driveway and additional south westerly facing gardens at the front of the house.

- Three bedrooms including two good doubles, one with fitted wardrobes.
- Large kitchen with granite topped island unit and a feature Oak surround to the range oven.
- Light and spacious living room with a bay window enjoying the open outlook at the front.
- Luxurious bathroom with elegant tiling framing the modern suite.
- UPVC conservatory with central heating making it usable as a dining room throughout the year.
- Block paved off road parking for at least two cars.
- Detached garage/store, ideal for bikes and camping gear etc..
- Private and enclosed rear garden.
- Additional front garden with recently planted hedgerow to gain privacy.
- Outstanding schooling close by that leads onto King Egberts Secondary School.







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