



39 Grove Road, Totley, Sheffield, S17 4DJ



39 Grove Road

Totley

Offers Around

£190,000

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NO CHAIN

Situated at the end of this popular cul de sac, in a superb private location, in a small popular exclusive development, a tastefully refurbished two bedroom ground floor apartment with the unusual advantage of having a lovely level good sized south easterly facing rear garden backing onto Old Hay Brook and also the benefit of a garage.

Reception Hall with storage cupboards, lounge/dining room with bay window leading out onto the private terrace and south easterly facing garden. Separately well fitted kitchen. Double and single bedroom and shower room. The property has also recently been re-wired /updated in line with the latest electrical wiring regulations and re-decorated & carpeted throughout to a tasteful standard. Outside: To the rear, lovely level rear south easterly facing garden with patio, lawn and borders and open aspect beyond. Small front garden area and garage.

Easy access of good shopping facilities at Totley Rise and public transport, including Dore & Totley Station linking with major rail lines, lovely nearby walks and on the edge of the Peak National Park.

Tenure: Leasehold - Extended lease
Council Tax B

- Superb Ground Floor Apartment - like a bungalow!
- Unusual to have Private Good Sized Level Rear Garden
- Two Bedrooms, Lounge/Dining Room & Separate Fitted Kitchen
- South Easterly Facing to Rear backing onto Old Hay Brook and Attractive Woodland
- Redecorated and refurbished throughout
- Level Access and with Garage
- Extended lease
- Excellent Local Shopping facility, public transport & walking distance to Dore & Totley Station
- EPC : C
- Viewing: Banner Cross Office





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. A Life Assurance policy may be requested. Written Quotations of credit terms available on request.

Illustration for identification purposes only, measurements are approximate, not to scale

Approx. Gross Internal Floor Area 602 sq.ft / 55.91 sq.m

602 sq.ft
 (55.91 sq.m.)

Approximate Floor Area

