



26 Brinkburn Drive, Totley, Sheffield, S17 3LU

Saxton Mee

# 26 Brinkburn Drive

## Totley

Guide Price

# £350,000

GUIDE PRICE: £350,000-£360,000

MUST BE VIEWED TO BE FULLY APPRECIATED!

Situated in a highly sought-after area of Totley, this well-presented three-bedroom semi-detached home offers the perfect blend of convenience and tranquility. Ideally located close to highly regarded local schools, an array of amenities, Dore train station, and excellent bus routes providing easy access to both the city centre and the countryside, the property is also within walking distance of the beautiful and historic Ecclesall Woods and Millhouse's Park.

Upon entering, you are welcomed by a bright and inviting entrance hall, with a downstairs W.C. for added convenience. The ground floor boasts a spacious open-plan lounge and dining area, filled with natural light from its dual-aspect design. Sliding patio doors lead out to the delightful rear garden, creating a seamless indoor-outdoor living space. The fitted kitchen offers a range of matching wall and base units, with access to a useful utility room.

Upstairs, there are three well-proportioned bedrooms, and a stylish recently fitted modern family bathroom.

Externally, the property benefits from a private driveway to the front, providing off-road parking, while the rear garden is mainly laid to lawn—an ideal space for relaxation or entertaining.

Offered for sale with no onward chain, this fantastic home is perfect for families and professionals alike. Early viewing is highly recommended!



- Great, Private Cul-De-Sac
- Three Good Bedrooms
- Convenient for Local Amenities and Within Walking Distance of Dore Train Station and Abbeydale Sports Club
- Fitted Modern Family Bathroom.
- Open-Plan Lounge/Dining with Patio Doors to the Garden
- Off-Road Parking
- Delightful rear Garden
- Council Tax Band: C /Tenure: Leasehold
- EPC Rating: D
- Viewings Via Saxton Mee Banner Cross

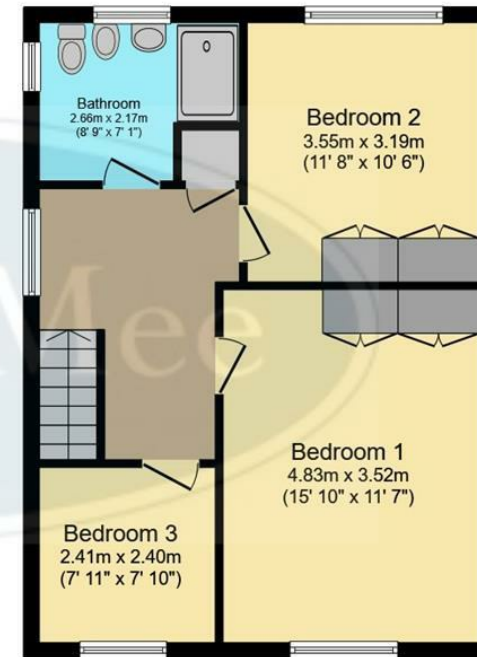






## Ground Floor

Floor area 59.9 sq.m. (645 sq.ft.)



## First Floor

Floor area 51.1 sq.m. (550 sq.ft.)

**TOTAL: 111.1 sq.m. (1,196 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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.'

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

**Saxton Mee**