



Summerbank, 262 Totley Brook Road, Dore, Sheffield, S17 3QY

Saxton Mee



# 262 Totley Brook Road

## Dore

Guide Price

# £275,000

GUIDE PRICE £275,000 - £285,000

Situated in a great location towards the top of Totley Brook Road within easy access of Dore village and its excellent amenities and great schools. A deceptively spacious, good size three bedroom end townhouse which has been tastefully upgraded in recent years to a high standard. It has the added advantage of having a good private rear garden and fantastic views over towards the open countryside of Blackamoor and the Peak District.

Entrance hall with study area, cloakroom with w.c, superbly fitted dining kitchen with stylish range of base and wall units, solid beech wood work surfaces and Rangemaster Belfast sink unit & mixer tap. A range of Bosch/Neff built in appliances, opening on to a dining area with bay window with lovely south westerly aspect and views over to Blackamoor and the Peak District. Sitting room with large picture window leading out onto a south facing terrace and lovely private garden. On the first floor: 2 large double bedrooms with far-reaching views; one small double bedroom. Luxury bathroom with full suite and shower, good size landing, ladder to partly boarded storage loft.

Outside: front garden including 2 outhouses, one with a hanging bike rack, and one with electricity supply, outside tap. To the rear: south facing terrace, lower garden area offering a good deal of privacy and excellent views over the open countryside to Blackamoor and the Peak District. Dore village and its excellent amenities are within a short walk and across the road is Totley Brook Open Space ideal for children to play. Footpath leading to The Cricket Inn and The Crown Inn, popular public houses. Excellent school catchment area.

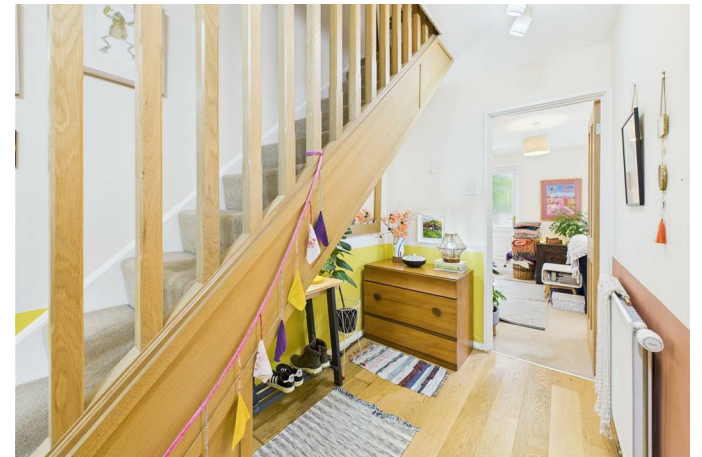
General remark – the heating system is via a district heating system and the property has a heat exchange unit. The current charge for central heating and hot water is approx £165 per calendar month.



- Superb very deceptive spacious three bed end townhouse
- Excellent upgrade in recent years with newly fitted dining kitchen and bathroom
- Great views towards Totley Brook Open Space and on to Blackamoor and the Peak District
- Private rear garden
- Large dining kitchen superbly fitted with range of appliances
- Luxury main bathroom and separate cloakroom to the ground floor
- Towards the top of Totley Brook Road within easy access of Dore village and excellent amenities
- Great catchment area for schools
- Early inspection strongly recommended











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.'

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