



5 Stocks Green Court, Sheffield, S17 4AY

Offers In The Region Of £365,000

- DETACHED FAMILY HOME
- SOUGHT AFTER RESIDENTIAL LOCATION
- CLOSE TO OPEN COUNTRYSIDE
- UPVC DOUBLE GLAZING
- CHARMING GARDENS
- THREE BEDROOMS
- NO CHAIN
- GAS CENTRAL HEATING
- OFF ROAD PARKING AND GARAGE
- GOOD LOCAL COMMUNITIES

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.Andersons are delighted to offer to the market, with the benefit of no onward chain, is this delightful three bedroom detached home.

Located towards the top end of Totley Village, a moments walk away from the beautiful surrounding countryside, parks, shops and 'outstanding' local schooling. This lovely property will appeal to a broad range of buyer, offers the potential for further development (subject to regs) and early viewings are highly recommended.

The property has been a much loved family home and whilst being well maintained it is getting ready for some cosmetic upgrading and basic modernisation, it does however, benefit from uPVC double glazing, gas fired central heating, off road parking, a good sized single garage and charming gardens to the front and rear.

Situated at the head of this quiet cul de sac and backing onto the open countryside and farmland found around Gillfield Woods, leading out towards the glorious surrounding countryside of The Peak Park. This super location, at the top of 'Old Totley' is very desirable and convenient for accessing the local park with its bike track, table tennis table and both tennis and basketball courts. The 'outstanding' local primary schools are very highly regarded and contribute to the desirability of this area as does the regular bus services that can whisk passengers into town in under half an hour or the train links (Dore and Totley Train Station is found approximately one mile away down Baslow Road) to Manchester via some of the pretty Peak Park villages. Totley has a good range of local shops including a Co Op supermarket and a number of fine cafes, pubs and restaurants that combine to make the area a great place to live.



Council Tax Band: D



ACCOMMODATION

GROOUND FLOOR

ENTRANCE HALL

Having a uPVC double glazed front door and a useful cloaks-cupboard.

CLOAKROOM/WC

With a low flush w/c, a hand-wash basin, uPVC double glazed window and a central heating radiator.

LIVING ROOM

15'3" x 14'5"

A well proportioned living room which benefits from a front facing uPVC double glazed window, a central heating radiator, a feature brick fire surround with gas fire and an open staircase which leads to the first floor accommodation.

DINING ROOM

10'6" x 7'3"

Having a uPVC double glazed door with a complimentary Upvc double glazed side panel which leads to the rear garden. There is also a central heating radiator.

KITCHEN

10'6" x 7'9"

Fitted with a range of units above and below roll-top work-surfaces. incorporated within is a stainless single drainer stainless steel sink with a single bowl and swan neck mixer taps, There is space and plumbing for an automatic washing machine, space for a fridge freezer and space for a free standing cooker. There are tiled splash backs, a side entrance door and rear facing uPVC double glazed window

FIRST FLOOR

LANDING

With a side facing uPVC double glazed window, a useful storage cupboard which houses the hot water cylinder and there is access to the loft storage space.

BEDROOM ONE

14'2" x 8'6"

Having a front facing uPVC double glazed window and a central heating radiator.

BEDROOM TWO

10'8" x 8'5"

Having a rear facing uPVC double glazed window and a central heating radiator.

BEDROOM THREE

8'3" x 6'5"

Having useful built in wardrobes.

BATHROOM

Being fitted with a three piece suite comprising of a paneled bath, a pedestal wash hand basin, and a low flush w/c. There are also tiled splash backs and a central heating radiator.

OUTSIDE

To the front of the property sees a lawned garden and and floral beds, There is a block paved driveway, with remote control parking barrier, which leads to a single garage.

To the rear sees a charming mature garden with paved areas, well stocked borders and established trees and bushes. There is an area to the side of the property which currently has a timber shed on it,

GARAGE

16'9" x 8'3"

With an electric up and over door, power and light.



Directions

Viewings

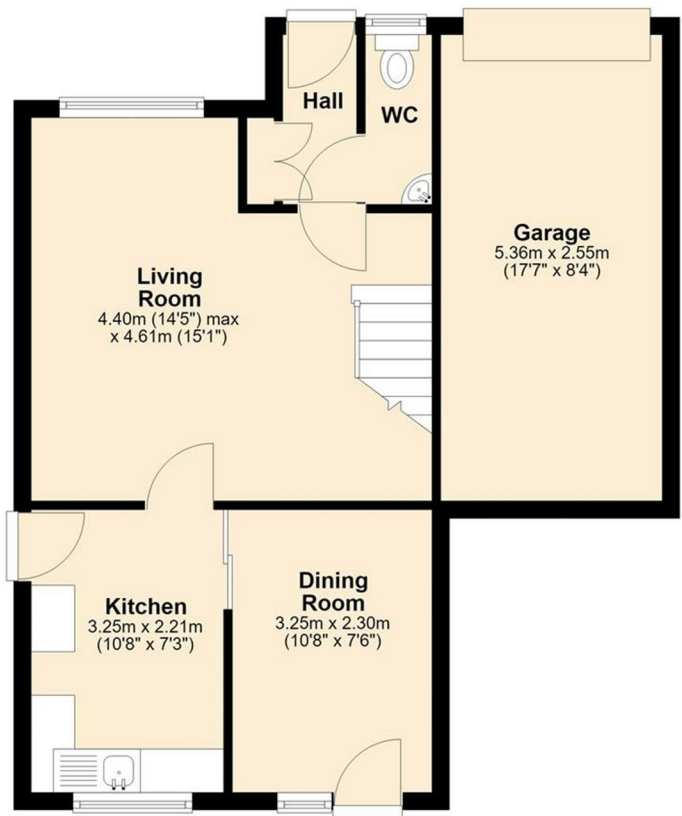
Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 51.5 sq. metres (554.8 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.5 sq. feet)

