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**30 Conalan Avenue, Bradway**

Sheffield

**Guide Price £375,000 - £395,000**

# 30 Conalan Avenue

Bradway, Sheffield

Quietly tucked away on this little known cul-de-sac is this tastefully presented and very well proportioned larger style three bedroom, double bayed semi detached home. With a newly fitted kitchen and bathroom the property is ideally suited to the growing family market and is offered with the huge benefit of no onward chain and vacant possession. With plenty of scope to further extend as neighbouring properties have so (subject to planning) to the side, loft and rear to create a forever home. Enjoying a private rear Garde, off road parking and spacious/light accommodation currently arranged over two floors it's easy to say that viewing is essential to fully appreciate the style and opportunity on offer. Located within the very heart of ultra popular Bradway on the south west of the city within a stones throw from The Peak District this superb property also falls within catchment for excellent schools, numerous local amenities are on hand also including St James retail park.

Council Tax band: C Tenure: Leasehold

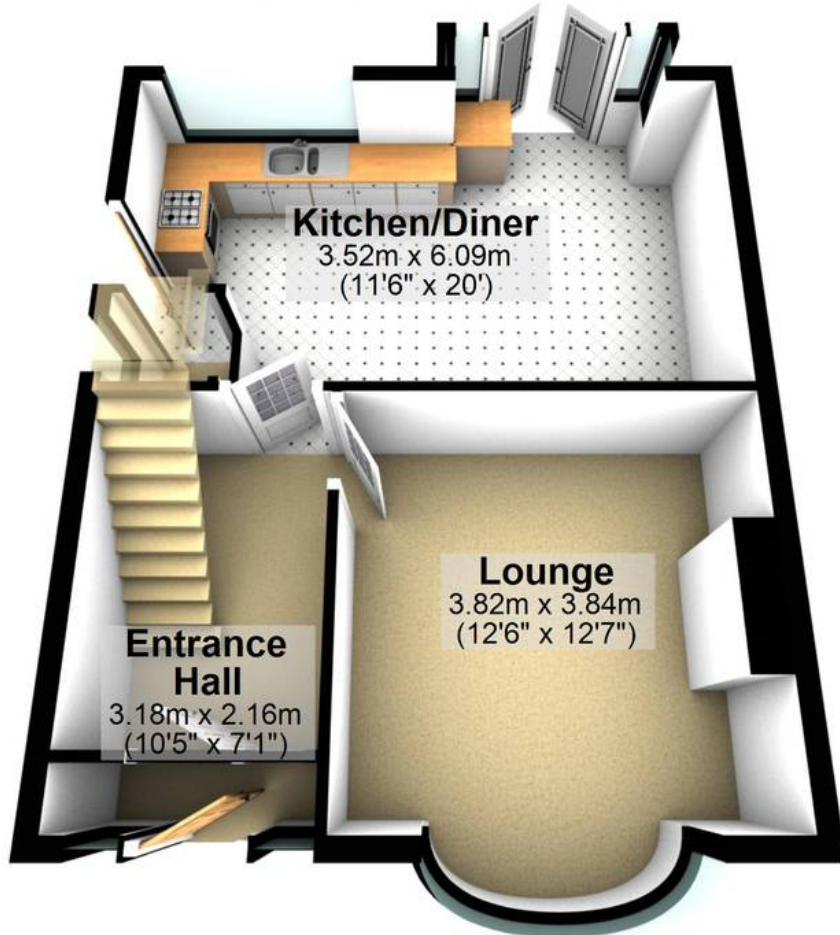
- LOCATED IN THE WELL SOUGHT AFTER SUBURB OF BRADWAY
- EXCELLENT LOCAL SCHOOLING CATCHMENTS AVAILABLE
- LARGER STYLE THREE BEDROOM DOUBLE BAYED SEMI DETACHED FAMILY HOME
- NEWLY FITTED KITCHEN AND BATHROOM
- AVAILABLE WITH NO ONWARD CHAIN AND VACANT POSSESSION
- CLOSE TO NUMEROUS LOCAL AMENITIES





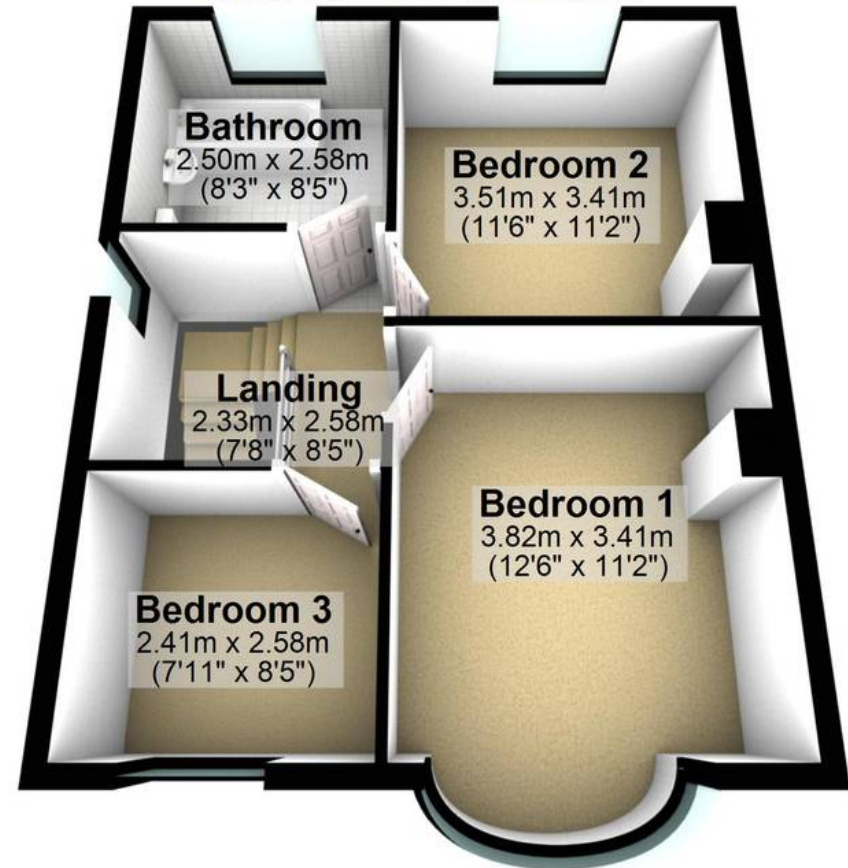
## Ground Floor

Approx. 47.0 sq. metres (506.1 sq. feet)



## First Floor

Approx. 45.7 sq. metres (491.8 sq. feet)



Total area: approx. 92.7 sq. metres (997.9 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

  
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