



WHITEHORNES

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33 Main Avenue, Totley Rise

Sheffield

Guide Price £495,000

33 Main Avenue

Totley Rise, Sheffield

An incredibly rare opportunity has arisen to purchase this beautiful, two/three bedroom, detached bungalow home. Offering a really deceptive feel from first glance but affording 983 sq feet of light and spacious accommodation laid out currently on one floor. With vast as yet untapped potential to further extend to the loft, side and go out further at the back (subject to planning) makes this an excellent opportunity for families to create a forever home or equally those looking to downsize. Finished recently internally to a high standard with newly fitted kitchen and bathroom the property also offers a rear extended sun room, ample off road parking on a private driveway and fabulous rear sunny sizeable garden. Available to market with the added bonus of no upward chain involved and allowing a really flexible internal layout, it's easy to say that viewing is an absolute must to do full justice.

Council Tax band: D Tenure: Leasehold

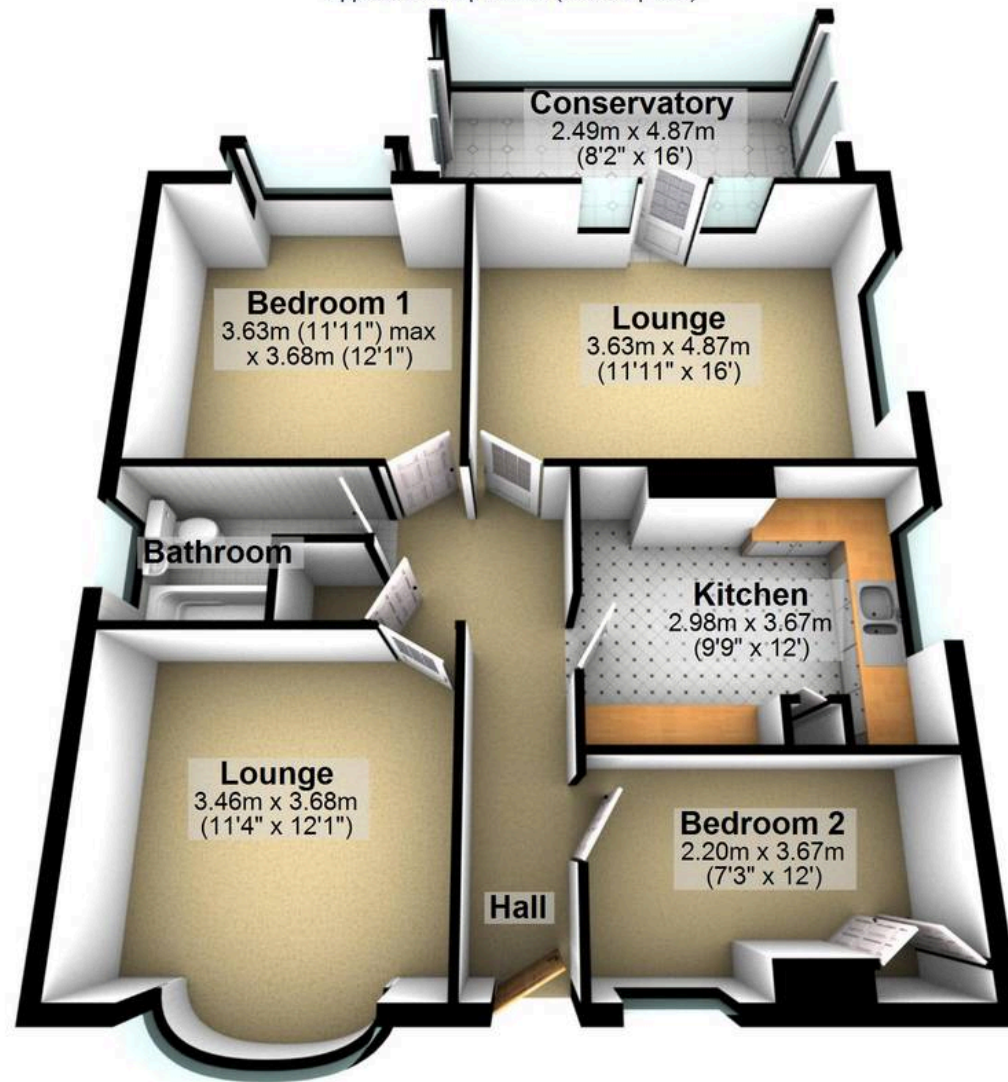
- FABULOUS THREE BEDROOM DETACHED BUNGALOW OFFERING A FLEXIBLE APPROACH ACROSS ONE FLOOR
- EXCEPTIONALLY LARGE PLOT WITH VAST POTENTIAL TO EXTEND OR PLANNING PERMISSION FOR TWO FOUR BED DETACHED PROPERTIES
- OFF ROAD PARKING ON A PRIVATE DRIVEWAY AND LARGE DETACHED GARAGE
- EXCELLENT LOCATION IN THE VERY HEART OF TOTLEY TOWARDS THE SOUTH WEST OF THE CITY
- OFSTED RATED EXCELLENT SCHOOLING CATCHMENTS INCLUDING TOTLEY PRIMARY, TOTLEY ALL SAINTS AND KING ECGBERTS
- INCREDIBLY DECEPTIVE FROM THE FRONT WITH VIEWING A PREREQUISITE TO FULLY APPRECIATE THE





Ground Floor

Approx. 91.4 sq. metres (983.5 sq. feet)



Total area: approx. 91.4 sq. metres (983.5 sq. feet)

All measurements are approximate
Plan produced using PlanUp.