



10 Main Avenue, Totley Rise, Sheffield, S17 4FG



# 10 Main Avenue

## Totley Rise

Offers In The Region Of

# £575,000

A perfect family home! Offered for sale for the first time in 20+ years is this four/five bedroom, two bathroom, effectively extended, semi-detached family home located in this very popular residential area of Totley Rise and within easy reach of excellent schools, local amenities and regular transport links.

The accommodation briefly comprises: A welcoming entrance hallway. Large family lounge to the front with coving, ceiling rose, bay window and feature fireplace. Separate dining room with decorative fireplace and connecting seamlessly with the open plan breakfasting kitchen having a range of fitted units, integrated appliances, central breakfasting island and access into the separate utility room and W.C. French doors lead onto the patio. On the first floor are two large double bedrooms and a further single bedroom, as well as the modern family bathroom having a newly fitted suite of bath, shower, W.C and was hand basin. A further staircase rises to two additional generous bedrooms and a second shower room.

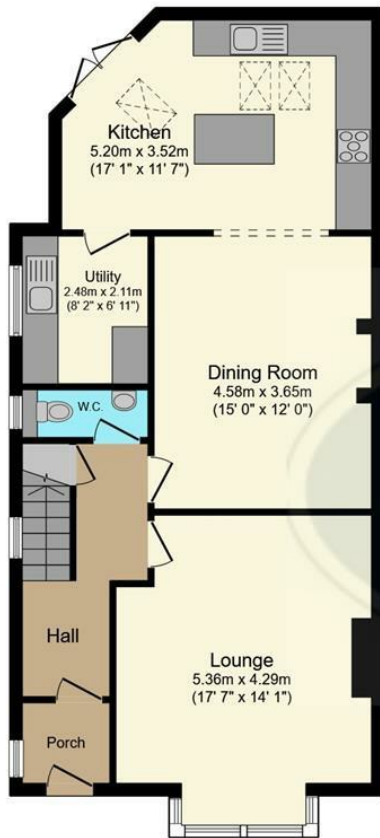
Outside to the front is ample off street parking for two cars, side access leads to the rear patio and in turn the rear garden which is beautifully appointed with fencing to the borders, various seating areas and a range of plants. Outdoor store with power, light and intruder alarm (ideal as a workshop/home office) and a substantial garden shed.



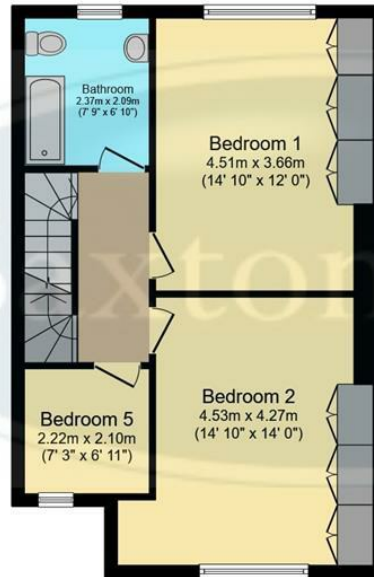
- Extended Five Bedrooms/Two Bathrooms Family Home
- Excellent Dining/Kitchen Space Perfect For Hosting
- Beautiful Rear Garden With Outdoor Store/Workshop
- Immaculately Presented Throughout
- First Class Location With Reputable Schools
- A Short Distance From The Peak District
- EPC Rating: D
- Council Tax Band C
- Tenure: Freehold
- Viewing Via Banner Cross Office







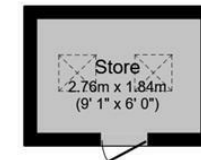
**Ground Floor**  
Floor area 72.7 m<sup>2</sup> (783 sq.ft.)



**First Floor**  
Floor area 51.8 m<sup>2</sup> (558 sq.ft.)



**Second Floor**  
Floor area 40.9 m<sup>2</sup> (440 sq.ft.)



**Outbuilding**  
Floor area 5.3 m<sup>2</sup> (57 sq.ft.)

**TOTAL: 170.7 m<sup>2</sup> (1,838 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)

