







## 25 Rowan Tree Dell

Totley • Sheffield • S17 4FL

Guide Price £300,000 - £325,000

Offering fabulous potential located on a very popular cul-de-sac in the sought after suburb of Totley is a 3-bedroom semi-detached property. Requiring a full scheme of modernisation, providing versatile accommodation filled with natural light and overlooking open fields with a pleasant woodland outlook. Freehold, with no onward chain. The ground floor comprises of spacious open plan, dual aspect, flexible accommodation with sliding patio doors opening onto an attractive south facing garden which adjoins open fields and woodland. The kitchen hosts a range of units with space and plumbing for freestanding appliances. External side door creates access to the garage and outbuilding. The first-floor features 3 good sized bedrooms, both double bedrooms incorporate built in wardrobes and complemented by a pleasant woodland aspect to the rear. Generously proportioned bathroom equipped with traditional white suite. Externally a driveway provides off street parking and access to the garage. At the rear is an enclosed, attractive garden designed with raised patio and lawn bordered by established hedging and mature trees. Rowan Tree Dell located on a quite cul de sac is well-placed for local shops and amenities, highly regarded schools, the open countryside and various recreational facilities, public transport and access to Dore Train Station, the city centre, hospitals, universities and the Peak District.





- Semi Detached Property in Totley, S17
- Located on Quiet Cul de Sac
- 3 Good Sized Bedrooms
- Overlooking Open Fields & Woodland
- Requires Full Scheme of Modernisation
- Offering Fabulous Potential
- Dual Aspect Open Plan Living
- Driveway & Garage
- Freehold & No Onward Chain
- Council Tax band C, EPC Rating TBC

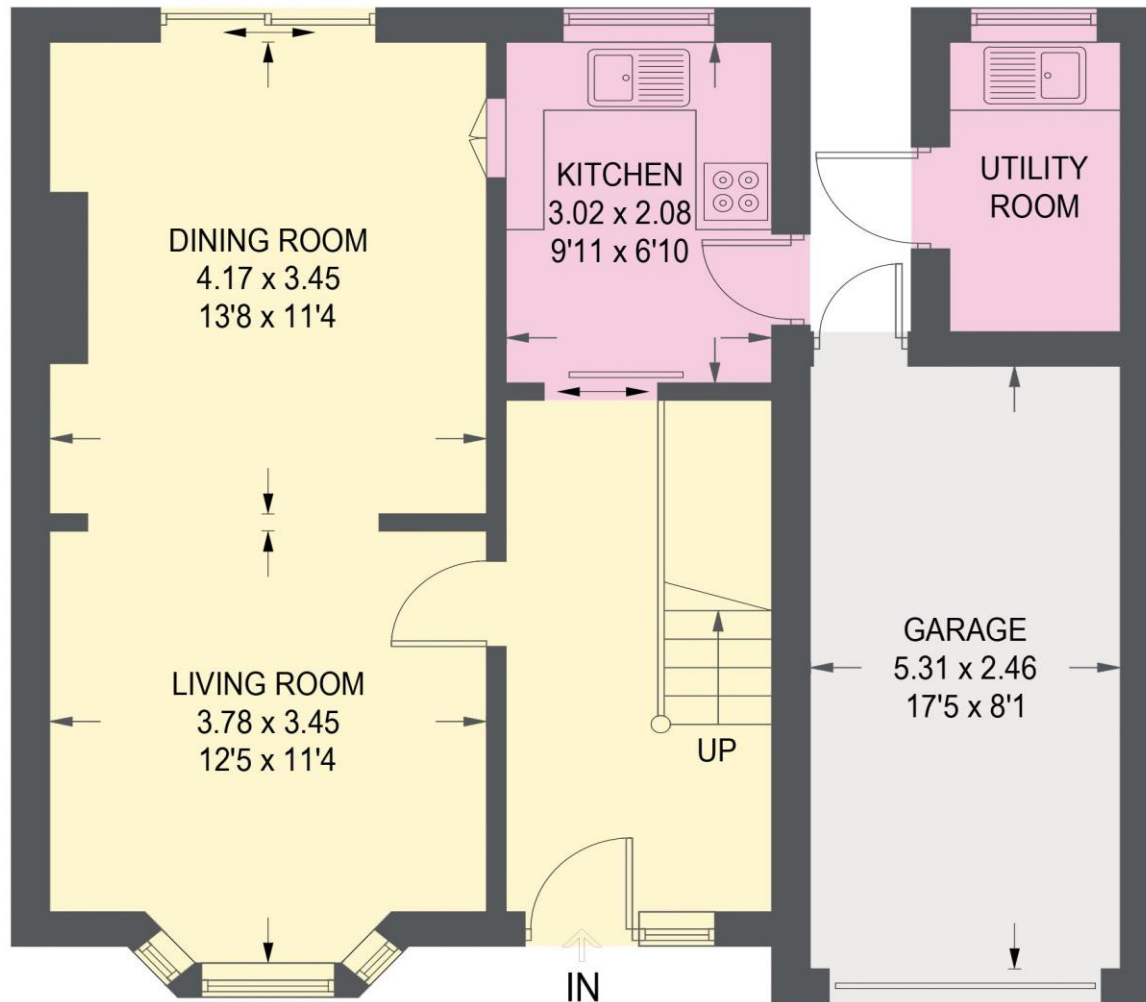


## 25 ROWAN TREE DELL

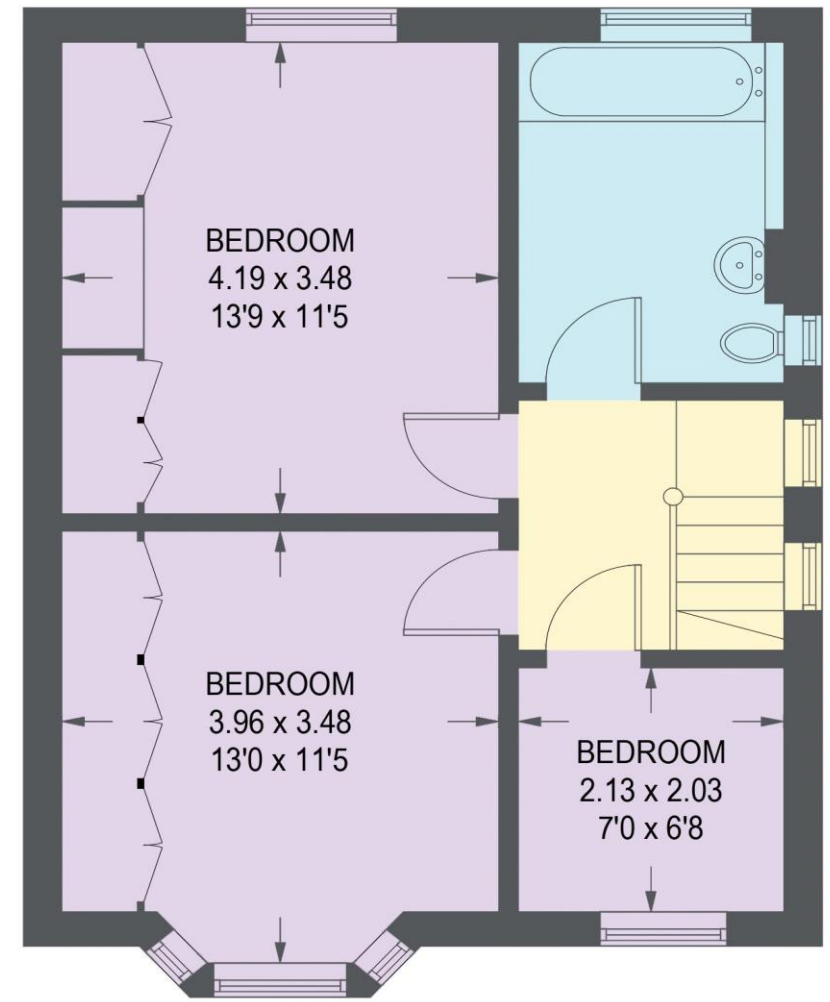
APPROXIMATE GROSS INTERNAL AREA = 89.1 SQ M / 959 SQ FT

GARAGE / UTILITY ROOM = 16.7 SQ M / 180 SQ FT

TOTAL = 105.8 SQ M / 1139 SQ FT



**GROUND FLOOR (EXCLUDING GARAGE / UTILITY ROOM)**  
**44.8 SQ M / 482 SQ FT**



**FIRST FLOOR**  
**44.3 SQ M / 477 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale.



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