

45 Grove Road

Totley • Sheffield • S17 4DJ

Offers In The Region Of £160,000

CASH OFFERS ONLY - SHORT LEASE

A 2 double bedroom 1980's brick built first floor apartment with a garage, situated on a pleasant block-paved cul-de-sac in Totley. Features include a private entrance hall, a woodland outlook, a garage and a generous woodland garden at the rear of the garage. The property benefits from gas central heating run from a combination boiler and double glazing. Number 45 is being sold with 56 years remaining on the lease. We have accounted for this within our appraisal and we are looking for a CASH BUYER. There is an opportunity to extend the lease when permitted and refurbish the property to add value. Will appeal to owner-occupiers and investors. No chain. The accommodation comprises of a private entrance lobby and stairs rising to a first floor landing with useful storage cupboards and a ceiling hatch to the loft. The lounge has a feature fireplace with illuminated electric fire and a pleasant woodland outlook. A door leads into the kitchen with a range of fitted base and wall units. Included within the sale is an electric cooker, washing machine, dryer, dishwasher, fridge and freezer. There is a wall mounted combination boiler. There are two front double bedrooms, the master having fitted furniture and a storage cupboard above the stairs. Superb shower room which is fully tiled and has an Aqualisa shower. Outside, the property is situated on a block-paved cul-de-sac with visitor car parking spaces. Number 45 benefits from a single brick built garage with a pitched roof, power and lighting. The garage is the last garage on the right, with side access leading to an extremely generous natural woodland garden which adjoins Old Hay Brook. Part of the front porch comprises of a useful store room. Completing the outside is a communal area for hanging out your washing. Grove Road is well-placed for local shops and amenities in Totley Rise, local schools, recreational facilities, public transport and access to Dore Train Station, the city centre and the Peak District.





- ***CASH BUYERS ONLY - SHORT LEASE***
- 2 Bedroom First Floor Apartment
- Superb Shower Room
- Kitchen Appliances Included
- Garage & Generous Natural Woodland Garden
- Adjoins Old Hay Brook & Woodland
- Lease - 99 years From 1980
- Ground Rent £50pa & Service Charge £1000
- Excellent Amenities & Transport Links
- Council Tax Band B

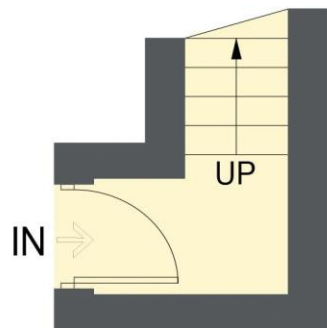


45 GROVE ROAD

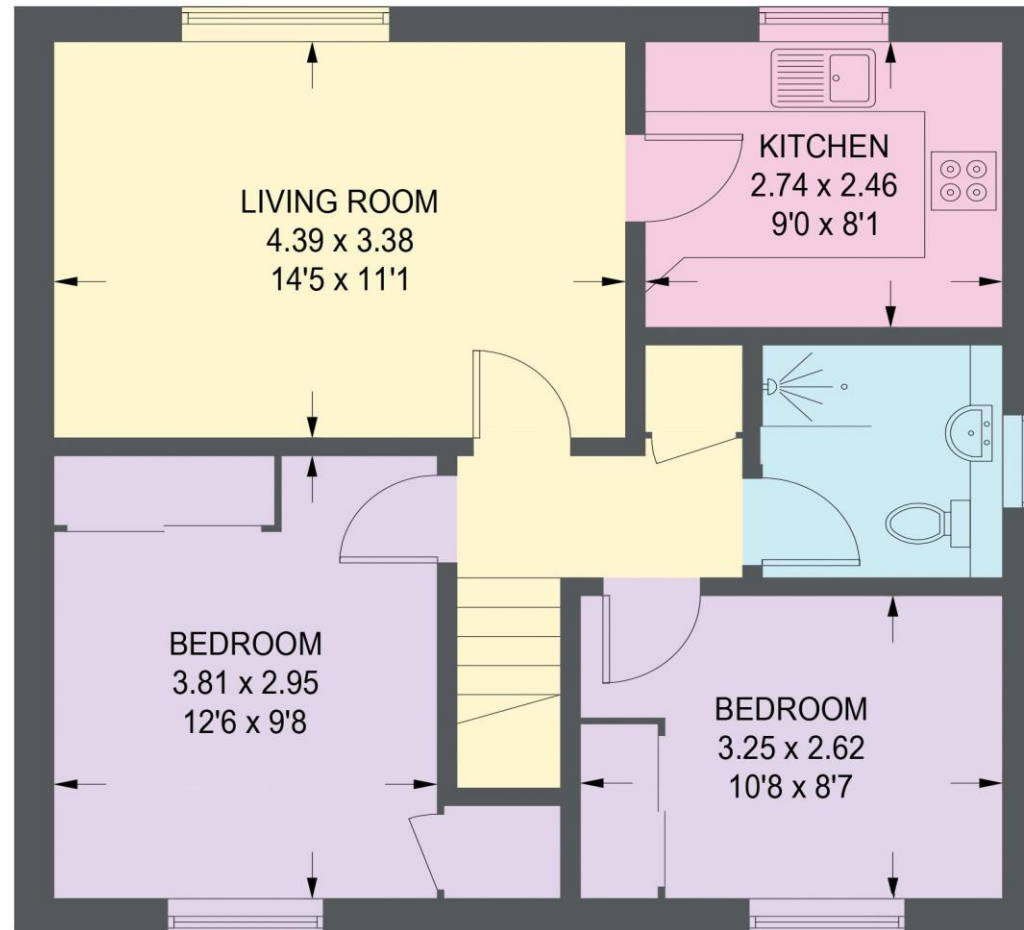
APPROXIMATE GROSS INTERNAL AREA = 56.3 SQ M / 606 SQ FT

GARAGE = 13.6 SQ M / 146 SQ FT

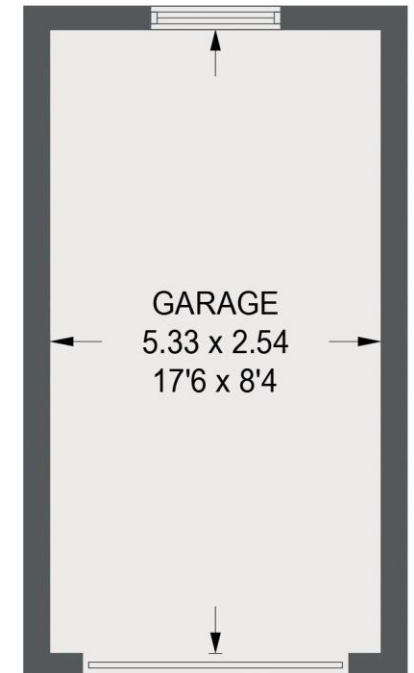
TOTAL = 69.9 SQ M / 752 SQ FT



GROUND FLOOR
2.7 SQ M / 29 SQ FT



FIRST FLOOR = 53.6 SQ M / 577 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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