



9 Conalan Avenue, Sheffield, S17 4PG

Offers Around £475,000



Overlooking open fields to the rear is this attractively presented and most versatile 3/4 bedroomed, extended semi detached family home. No 9 is located on this quiet no through road on the Derbyshire border and has gas fired central heating, double glazing, block paved driveway and superb southerly facing garden with large entertainment terrace and games room. The accommodation comprises of entrance hall, cloakroom, living room, open plan family breakfast kitchen with garden access, second kitchen / utility and ground floor bedroom. To the first floor, two double bedrooms, bedroom three and modern bathroom.

Bradway/Totley is one of Sheffield's most sought-after suburbs. You're within walking distance from local shops/amenities, including popular pubs & restaurants. The area is serviced by excellent transport links, including key bus routes and you are a short distance from Dore train station, linking you to Manchester and other major cities. There are many walks and green spaces to enjoy such as Ecclesall Woods and Graves Park, and you also

- Stunning Views To The Rear
- Doorstep of Peak District
- Open Plan Family Kitchen
- Versatile Accommodation
- Excellent Amenities & Catchment
- Extended family Home

