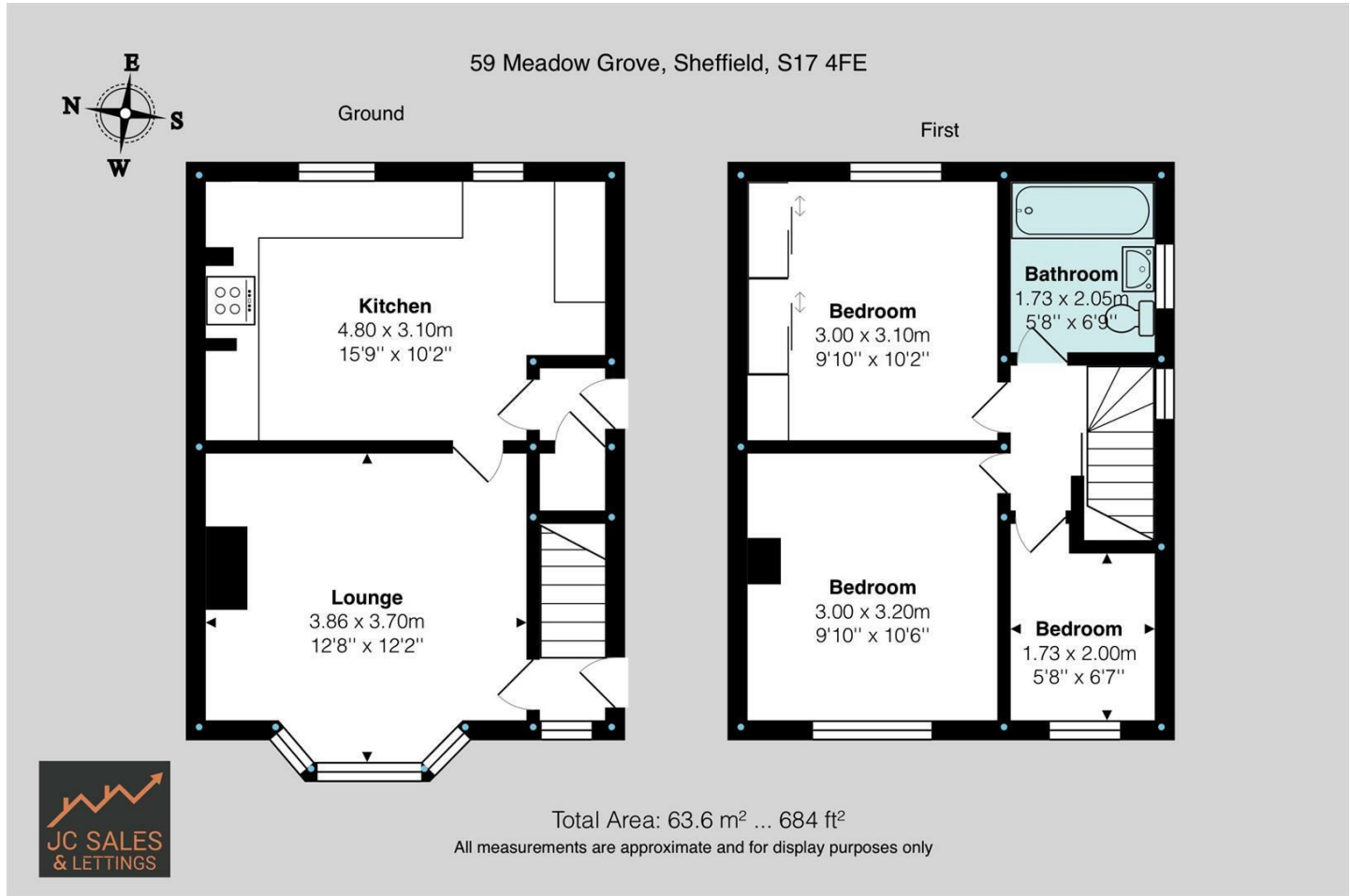




Viewings

Viewings by arrangement only.
Call 0114 4830038 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



59 Meadow Grove, Totley, S17 4FE

Guide price £275,000

- Three-bedroom semi-detached home in the sought-after S17 area.
- Well-proportioned accommodation with a practical family layout.
- Spacious dining kitchen with potential to modernise.
- Large driveway with parking for approximately 3-4 vehicles.
- Considerable scope for refurbishment and modernisation throughout.
- Guide price of £275,000-£300,000.
- Bay-windowed lounge providing a bright and attractive living space.
- Rear porch providing useful additional space and access to the garden.
- Fully boarded loft, offering useful storage and potential for future development.
- Excellent location for Dore and Totley amenities, sporting facilities and the Peak District National Park.

59 Meadow Grove, Totley S17 4FE

A Well-Proportioned Three-Bedroom Semi-Detached Home with Scope to Improve
Guide Price: £275,000–£300,000

An exciting opportunity to acquire a three-bedroom semi-detached house situated within the sought-after S17 area, offering generous accommodation, excellent off-road parking and considerable potential for improvement and extension.

The property is now in need of general updating, providing buyers with the opportunity to modernise and personalise the home to their own taste. The accommodation briefly comprises three bedrooms, a family bathroom, a spacious dining kitchen, rear porch with storage and a bay-windowed lounge, offering a practical layout for modern family living. Fully boarded loft.

Externally, the property benefits from a larger-than-average driveway with parking for approximately 3–4 vehicles, a particularly valuable feature in this popular residential location.

There is also excellent potential for an extension, subject to the necessary planning permissions and consents, making this an attractive proposition for those looking to create additional living space and add value

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Council Tax Band: C

