

LOT

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61 Sunnyvale Road, Totley, Sheffield S17 4FA

Guide price\* £160,000+



**A three/four bedroom semi-detached home needing renovation throughout but situated in a much sought after residential area offering development potential.**

**Description**

A three/four bedroom extended semi-detached home which now requires a full scheme of renovation and modernisation but with huge future scope and potential. The house will be of interest to builders and property professionals and due to the size of the plot offers further extension potential subject to all necessary permissions and approvals. The house is predominantly double glazed, gas mains connected, driveway, garage and enjoys far reaching views to the rear. Unique renovation opportunity not to be missed.

**Location**

The property located to the south west of Sheffield in a regarded residential area popular with families and

parties downsizing. Locally there are varied amenities and facilities in Totley, Dore and Bradway, local pubs and eateries, doctor's surgeries, excellent road and public transport links with bus and train access at Dore station being nearby. The house is located in the catchment for highly desirable schools both primary and secondary along with recreational facilities at Abbeydale Sports Club, Dore and Totley Golf Club, Beauchief and Abbeydale Golf Club. Additionally the property sits on the doorstep to The Peak District National Park and can accessed easily by road, bus or train.

**Ground Floor** Hallway and stairs to the first floor, bay windowed lounge, extended dining room, extended

breakfast style kitchen with side door to the garden.

**First Floor** Landing, bay windowed bedroom one, rear facing bedroom two, bedroom three/office with access to the stairs to the second floor.

**Second Floor** Large fourth attic style bedroom with fine views

**Outside**

Front garden with shrubs and plants and side driveway leading to a detached garage. To the rear is a large enclosed garden with shrubs plants and trees.

**Tenure**

Leasehold

**EPC**

Energy Efficiency Rating D

**Auction Valuer**

Lucy Crapper ANAVA

**Viewing**

Strictly by appointment with joint agent Blundells Banner Cross 0114 268 3333 For any other auction enquiries please call the auction team on 0114 254 1185 Any viewers of this property are strongly advised to take extra care due to its landscape. Suitable footwear is required and no children permitted. Blundells Auctions, Blundells Estate Agents and their clients take no responsibility for any accidents losses or injuries incurred whilst visiting the site.



Total Approx. Floor Area 128.2 Sq.M. (1380 Sq Ft.)  
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