



3 Shrewsbury Terrace

Butts Hill, Totley



Exterior and Gardens

To the front of the property, there is off-road parking for one vehicle, exterior lighting, external power and a water tap. Access can be gained to the main entrance door.

A Two Bedroomed
Stone Built Cottage





3 Shrewsbury Terrace

Welcome to 3 Shrewsbury Terrace

Located in a highly sought-after area and offering a good opportunity for a first-time buyer, welcome to 3 Shrewsbury Terrace. This two bedroomed, terraced, stone-built cottage is close to local amenities and outdoor walking trails.

The ground floor has a good-sized lounge with double doors opening to the pleasant rear garden and a kitchen with several integrated appliances. The first floor has two double bedrooms, a shower room and on the second floor is a useful attic storage space.

The property is situated with good access to the amenities of Totley and Dore, including shops, public houses and cafes. There is also a good range of schooling within the local area. Open countryside is located a short walk from the property and a brief journey takes you to the Peak District National Park.

The property briefly comprises on the ground floor: Kitchen and lounge.

On the first floor: Bedroom 2, bedroom 1 and shower room.

On the second floor: Attic storage.

Ground Floor

A timber door with a glazed panel opens to the:

Kitchen

13'5 x 8'2 (4.09m x 2.48m)

A well-appointed kitchen having a front facing timber double glazed window and recessed lighting. There are a range of fitted base/wall and drawer units incorporating a timber work surface, tiled splash backs and an inset 1.0 bowl sink with a chrome mixer tap. Appliances include a Belling four-ring induction hob, Belling oven/grill and a fridge. A timber door opens to the lounge.

Lounge

13'5 x 11'10 (4.09m x 3.60m)

A good-sized lounge with recessed lighting, central heating radiator and a data point. A timber door with a glazed panel and timber double doors with double glazed panels open to the rear of the property.

From the kitchen, a staircase with a timber handrail and balustrading rises to the:

First Floor

Landing

Having a pendant light point. Access can be gained to loft storage. Timber doors open to bedroom 2, bedroom 1 and the shower room. There is a cupboard that houses the boiler.

Bedroom 2

10'4 x 8'1 (3.15m x 2.46m)

A double bedroom with a front facing timber double glazed

window, pendant light point and a central heating radiator. Fitted furniture includes short hanging, long hanging, shelving and drawer units.

Bedroom 1

11'10 x 9'10 (3.60m x 3.00m)

Another double bedroom having a rear facing timber double glazed window, pendant light point, wall mounted light points a central heating radiator, TV/aerial points and a data point. Fitted furniture includes long hanging. Access can be gained to attic storage via a pull-down ladder.

Second Floor

Attic Storage

13'8 x 11'11 (4.16m x 3.62m)

With Velux roof windows, exposed timber beams and a pendant light point.

First Floor Continued

Shower Room

Having a rear facing timber double glazed obscured window, flush light point, extractor fan, chrome heated towel rail and a shaver point. There is a suite in white comprising a low level WC and a pedestal wash hand basin with a chrome mixer tap. There is a separate shower enclosure with a fitted shower and a glazed screen/door.

Exterior and Gardens

To the front of the property, there is off-road parking for one vehicle, exterior lighting, external power and a water tap. Access can be gained to the main entrance door.

To the rear of the property, there is exterior lighting and a stone flagged patio where access can be gained to the lounge. Beyond the patio is a garden mainly laid to lawn with a mature tree, stone walling and a garden store.

The garden is enclosed by stone walling.



Kitchen

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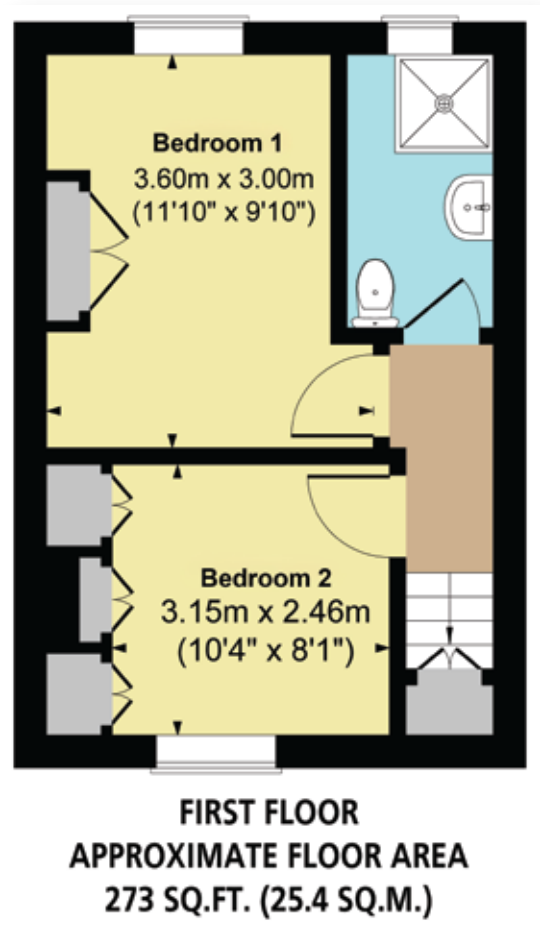
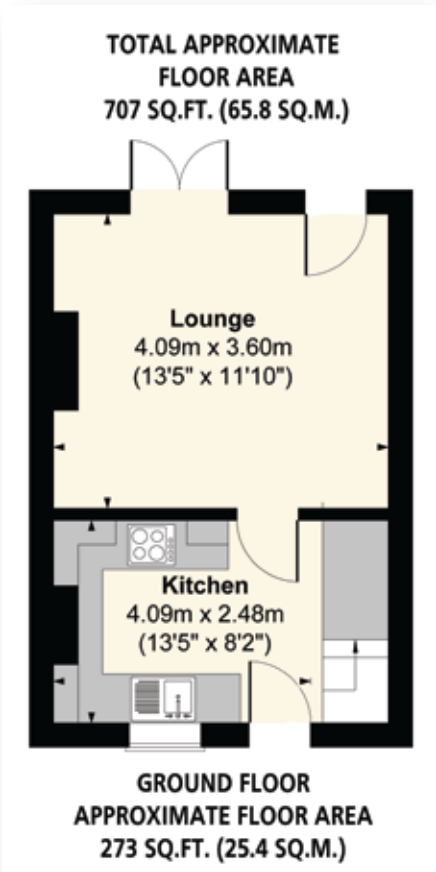
Exterior and Gardens Continued

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Floor Plans & EPC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: C

Services: Mains gas, mains electricity, mains water, mains drainage. The broadband is ADSL and the mobile signal quality is good.

Rights of Access/Shared Access: None.

Covenants/Easements or Wayleaves and Flood Risk: None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



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Butts Hill, Totley, Sheffield,

South Yorkshire S17 4AN

Offers in the Region of £315,000