

**EADON LOCKWOOD & RIDDLE**  
SALES • LETTINGS • SURVEYS

**26 Main Avenue, Totley, Sheffield, South Yorkshire, S17 4FG**



## 26 Main Avenue, Totley, S17 4FG

A pretty Edwardian property with accommodation over three floors, a lovely south westerly facing orientation and a double garage located at the bottom of the garden which is accessible from Sunnyvale Road. This charming property is available with no chain and has been re-roofed in the last ten years. Although requiring a general scheme of modernisation there is majority UPVC double glazing in place and gas central heating via a combination boiler. Totley is a very desirable suburb situated on the very edge of the city limits as it joins the breath-taking scenery of the surrounding countryside. The area is hugely popular with the family market due to the outstanding schooling for all age groups and there are excellent local amenities including transport links into the city (via bus and train), a number of sports clubs and a host of award-winning restaurants and pubs to enjoy.

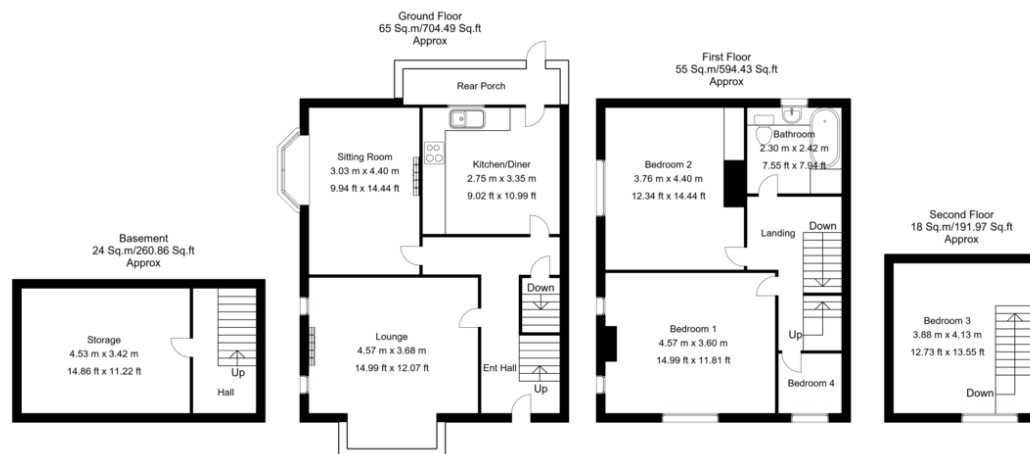
- Three double bedrooms and a small dressing room/study/nursery
- Sitting room with a dual aspect including a bay window
- Dining room with a side bay window and separate garden view
- Bathroom with a three-piece suite and a mixer shower over the bath
- Breakfast kitchen opening to a small garden room at the rear
- Close to outstanding schooling
- Charming gardens to the front, side and rear
- Double garage accessible from the garden
- Gas central heating via a combi boiler and majority UPVC d/glazing
- No onward chain



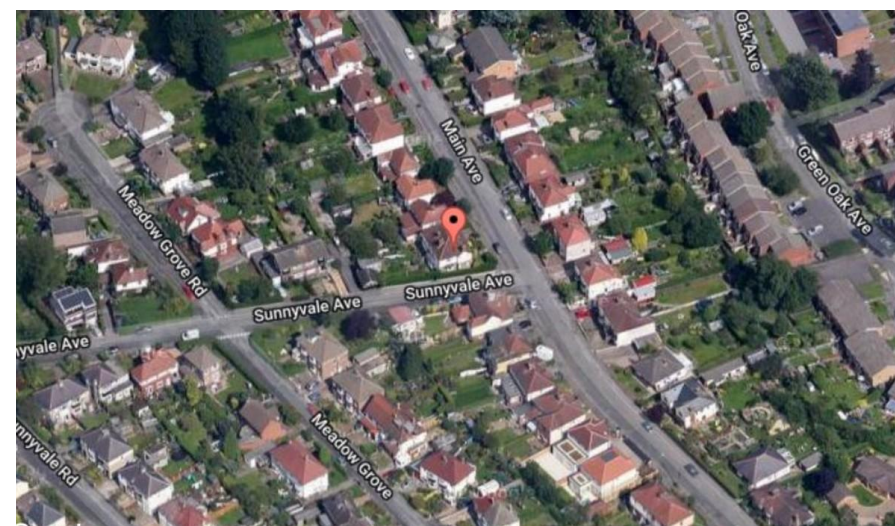








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
CC Ltd 62018



### Bakewell

3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: bakewell@elr.co.uk

### Banner Cross

888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: bannercross@elr.co.uk

### Dore

33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: dore@elr.co.uk

### Hathersage

Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: peakdistrict@elr.co.uk

### Rotherham

149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: wickersley@elr.co.uk



**EADON LOCKWOOD & RIDDLE**  
SALES • LETTINGS • SURVEYS

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.