



25 Aldam Way, Trolley, Sheffield, South Yorkshire, S17 4GD

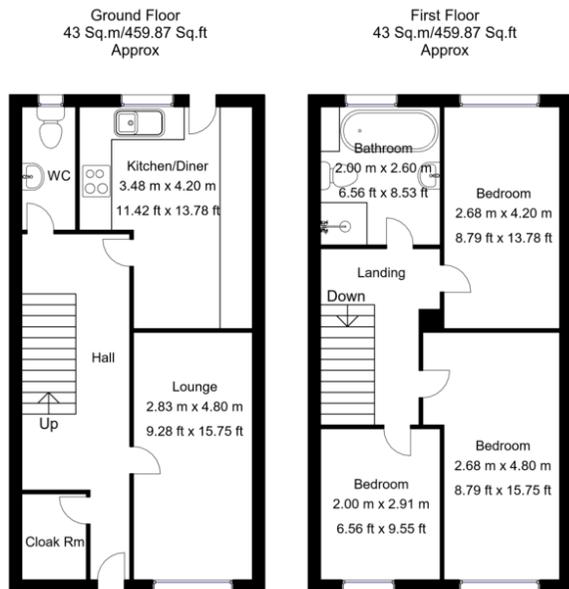
25 Aldam Way, Totley, S17 4GD

Nestled away at the end of this desirable cul-de-sac in the heart of Totley and close to excellent local amenities and the beautiful surrounding countryside that can literally be explored from your own doorstep. This very well presented, deceptively spacious mid terraced home is ideal for young families wanting to live in one of Sheffield's most highly regarded postcodes. Totley boasts two of the finest primary schools in the city and these lead onto the 'outstanding' King Egberts at secondary level. There are also superb sporting facilities close by including testing golf courses, rugby, squash and tennis clubs alongside award winning restaurants for a more relaxed lifestyle! The property has a lovely finish including modern fittings in both the bathroom and kitchen and pleasant décor throughout.

- Three bedrooms including two doubles
- Well-presented sitting room
- Modern and spacious breakfast kitchen with access to the garden
- Entrance hall with under stairs storage area
- Ground floor W.C
- Bathroom with modern suite framed by elegant tiling
- Lit and boarded loft with ladder access
- Pretty rear garden with raised beds and shed with power
- UPVC double glazed
- Gas central heating via a combination boiler







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 a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. 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 purchaser. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
CC Ltd ©2018



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.