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**morfittsmith**

**Totley Brook Road**  
**Totley Brook**  
**Sheffield**  
**S17 3QX**



**A charming apartment with unrivalled access to the Peak District: Totley Brook Road.**

This 1-bed boasts a great amount of potential, with a generous living space and a useful walk-in wardrobe.





### **Time to explore:**

Totley Brook Road can be found in its namesake community of Totley Brook, on the southernmost edge of Sheffield. This grants it a unique tranquillity, highly sought-after in cities of this size. This is not at the expense of good connections, however, as Totley Brook boasts not only its own train station (Dore & Totley) but also Abbeydale Road running directly through the suburb. This allows residents to enjoy unparalleled proximity to the stunning Peak District National Park without having to sacrifice an easy commute. Local amenities include a range of delightful pubs and restaurants, several supermarkets, and even a local library. There are even communal parking facilities available in this promising development.

## Step inside your new home:

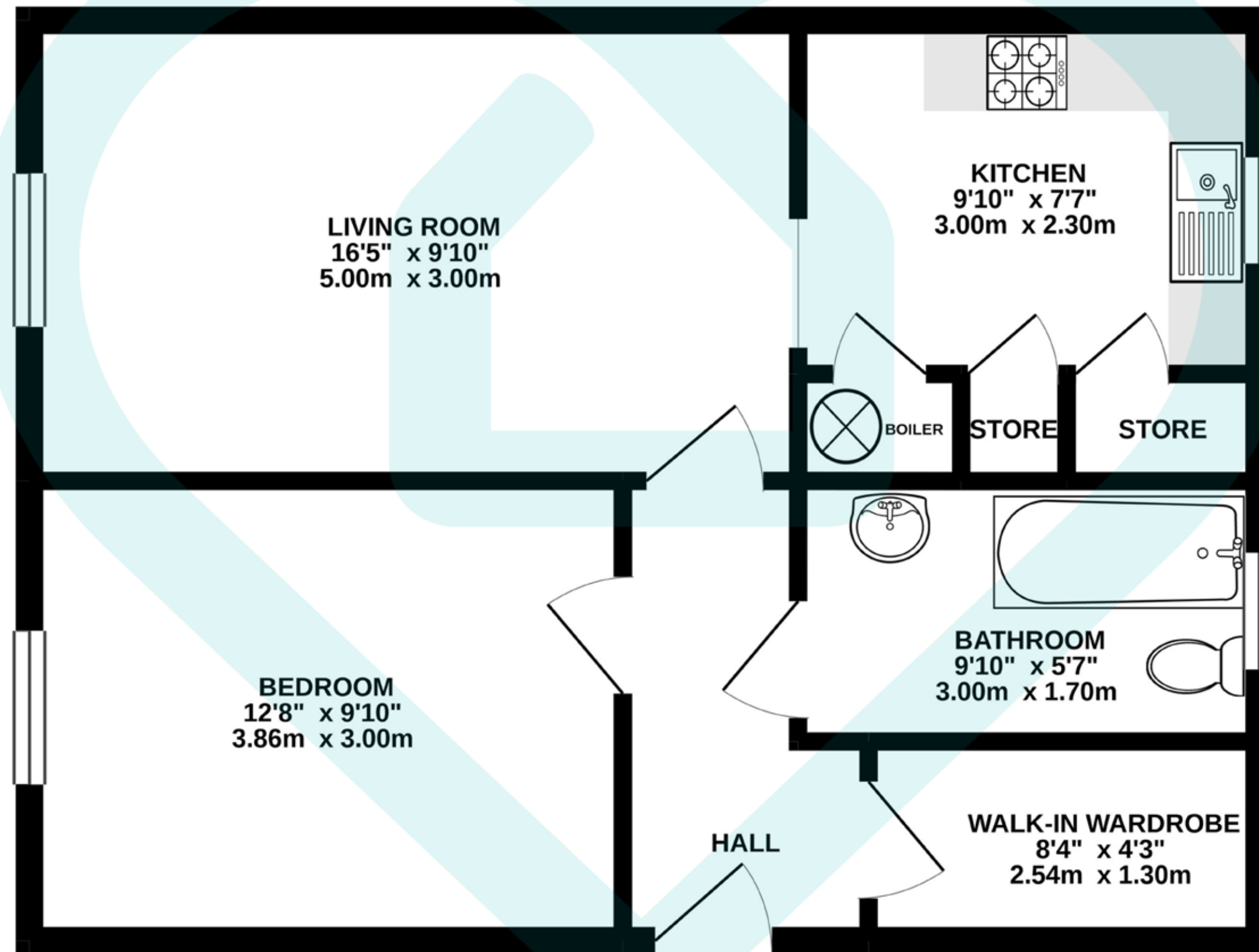
Totley Brook Road occupies the only top-floor position in a development of seven, affording you far-reaching views of the stunning surrounding countryside. The property opens into a hall with a convenient walk-in wardrobe to the right ideal for storage purposes. A smart three-piece suite can be found adjacent to this, with wood-effect flooring and a convenient over-the-bath shower head. The bedroom is a generously sized double with space for a desk. At the end of the hall, you will find the kitchen and living room connected by an archway. The living room is an extensive room ideally suited for a range of living and dining purposes. The kitchen has a range of units and fittings, with two handy storage cupboards and access to the boiler. Outside of the development you will find communal lawned areas ideal to relax with friends.







**SECOND FLOOR**  
516 sq.ft. (48.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	72   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant/ purchaser.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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