



Spencer.

2 Brookvale Cottages, Back Lane, Totley Rise, S17 4HP

Buy —

A pretty three bedroomed cottage with courtyard garden and art studio

— from *Spencer.*

- A three bedroomed semi detached cottage
- Inner lobby with access to cosy living room
- Kitchen overlooking the garden with access to Totley Brook
- Dining room
- Three bedrooms, main bedroom with en-suite bathroom
- Separate shower room
- Art studio / potential garage / possible extension to living accommodation, subject to consents
- Sheffield City Local Authority Council Tax Band - B
- EPC Rating - D
- What3Words///locker.august.songs

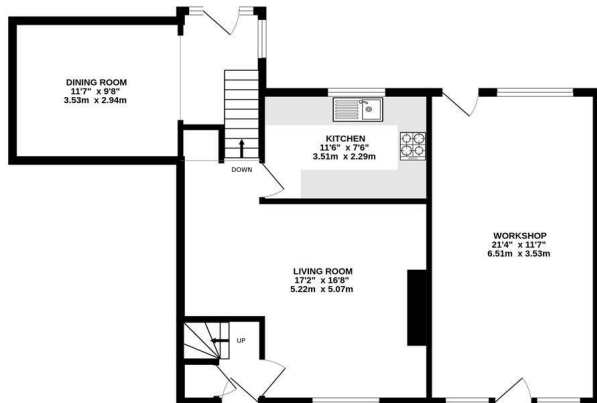


£395,000

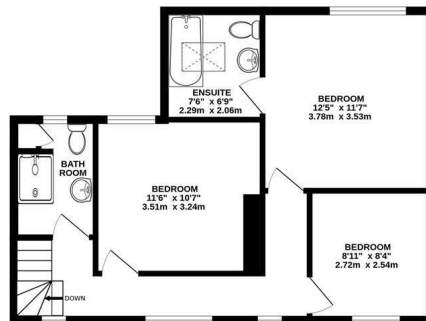


# Floorplan

GROUND FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing: Via the Agents  
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