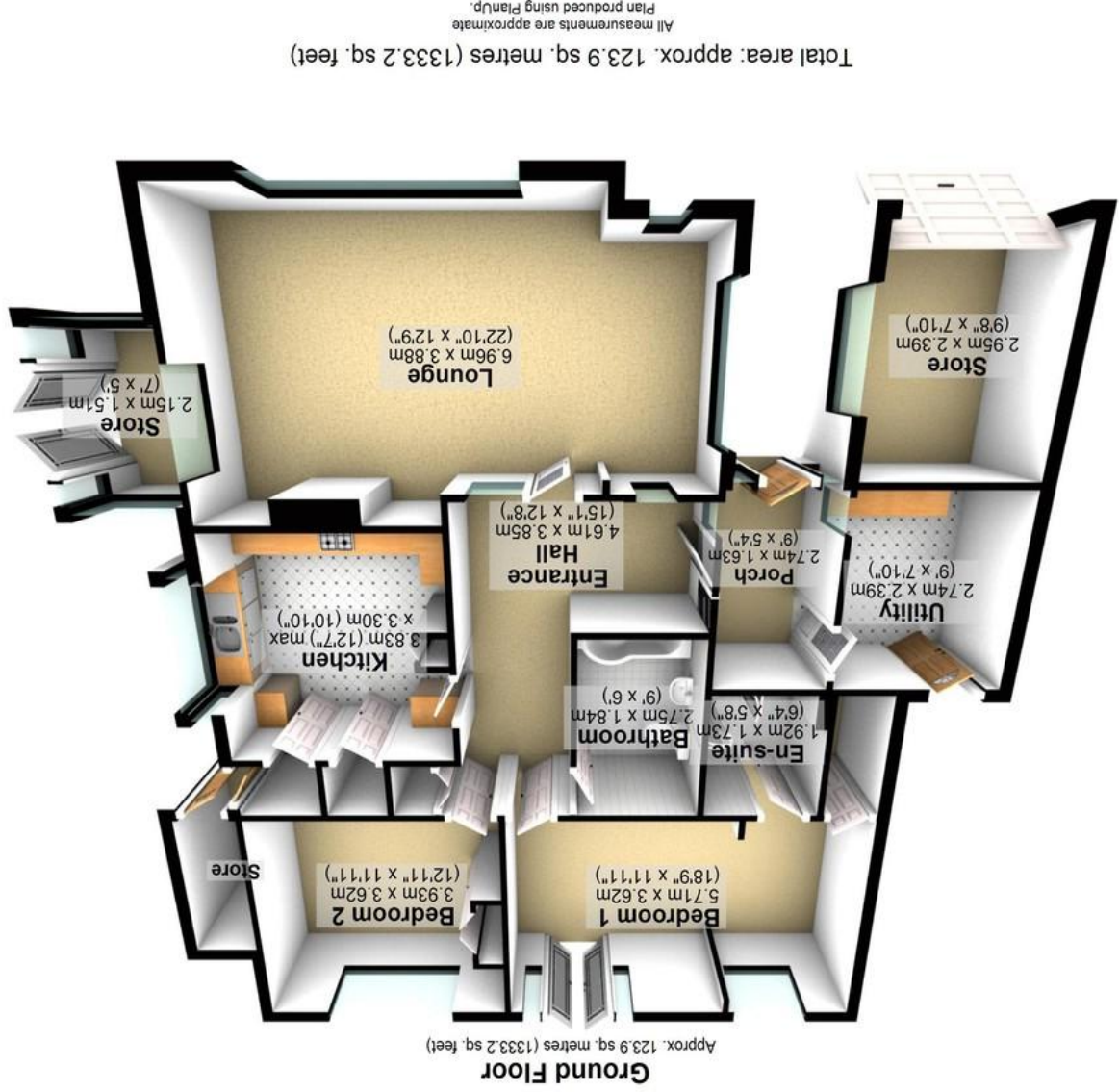


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC
www.epcau.com





296 Bannerdale Road | Bannerdale | Sheffield | S11 9FF **Property Tenure:** Leasehold

AN incredibly rare opportunity has arisen to purchase this outstanding, immaculately presented two double bedrooomed, two bathroomed, detached bungalow property. Having been tastefully extended to the rear and side to create a much larger than expected rear master bedroom that allows a sitting room area and affords the option if required to create a third bedroom. with a private rear manageable garden, off road parking and available with no onward chain number 296 enjoys a contemporary feel that has been deveryly designed to cater perfectly for those looking to down size. With super spacious and light accommodation all on one level its easy to say that viewing is absolutely essential to fully appreciate the size and style on offer by this beautiful property. Located towards the top of this well regarded residential road in the very heart of Ecclesall, numerous local shops, cafes and eateries are a short stroll within Banner Cross, great public transport links are close and The Peak District is up the road.



PROPERTY FEATURES

- DETACHED TWO DOUBLE BEDROOMED BUNGALOW
- TWO BATH/SHOWER ROOMS
- TASTEFULLY EXTENDED TO THE SIDE AND REAR
- MASTER BEDROOM THAT BENEFITS FROM A SITTING ROOM AREA AND EN SUITE
- AVAILABLE WITH NO ONWARD CHAIN AND VACANT POSSESSION
- IMMACULATEDLY PRESENTED AND VERY DECEPTIVE ACCOMMODATION
- VIEWING ESSENTIAL TO FULL JUSTICE
- PERFECT FOR THOSE LOOKING TO DOWNSIZE
- HEART OF ECCLESALL CLOSE TO AMENITIES AND PUBLIC TRANSPORT LINKS
- LEASEHOLD WITH 731 YEARS REMAINING £21PA COUNCIL TAX BAND D £2,053.83PA

