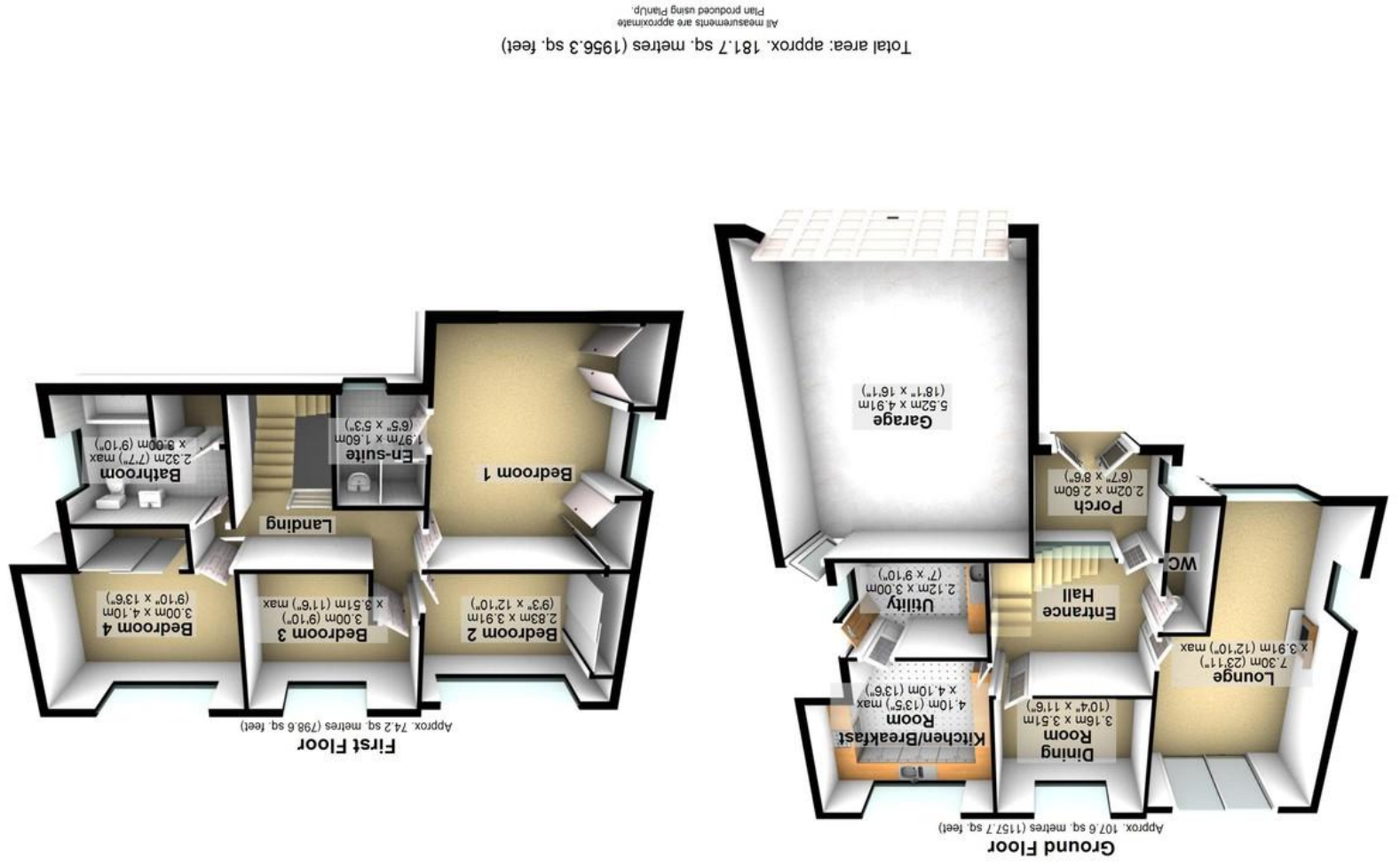


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Potential	Current
EU Directive 2002/91/EC England & Wales Not energy efficient - higher running costs	





38 Silverdale Road | Ecclesall | Sheffield | S11 9JL

Property Tenure: Leasehold

Located in unquestionably one of Sheffield's most sought after and desirable residential suburbs of Ecclesall is this substantial four double bed roomed, two bathroomed detached family home. Standing on this larger than average plot with wrap around gardens, ample off road parking and double garage to the front. Perfect for the growing family market the property offers an extremely rare opportunity to market, with spacious and versatile accommodation spanning over two floors that totalling 1,956 sq feet. Falling within catchment for Ofsted rated excellent Dobcroft juniors and Silverdale secondary schools together with easy access to numerous local amenities, Ecclesall woods, hospitals, universities and not forgetting The Peak District is right next door. With huge potential to further extend (subject to planning) to create additional accommodation if required it's easy to say that viewing is absolutely essential to fully appreciate the size and opportunity on offer by this wonderful property.



### PROPERTY FEATURES

- SUBSTANTIAL FOUR DOUBLE BEDROOMED DETACHED FAMILY HOME
- CORNER PLOT WITH WRAP AROUND GARDENS
- LARGE DRIVEWAY TO THE FRONT AND DOUBLE GARAGE
- PERFECT FOR THE GROWING FAMILY MARKET
- 1,956 SQ FEET OF ACCOMMODATION ON TWO FLOORS
- DOBCROFT AND SILVERDALE SCHOOLING CATCHMENT
- HEART OF ULTRA POPULAR ECCLESALL
- EASY ACCESS TO LOCAL AMENITIES AND ECCLESALL WOODS
- VIEWING ESSENTIAL TO DO FULL JUSTICE
- SPACIOUS LIGHT AND VERSATILE ACCOMMODATION

**OFFERS IN REGION OF £600,000**

