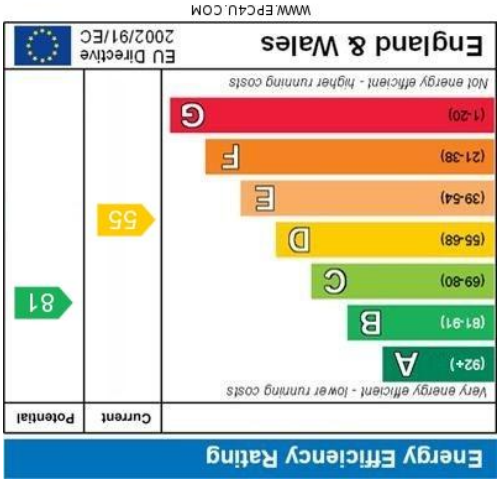


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.





29 Cortworth Road | Ecclesall | Sheffield | S11 9LN Property Tenure: Freehold

An incredibly rare opportunity has arisen to purchase this fabulous four bedroomed, detached family home. Standing in this superb south facing plot with substantial rear private garden, off road parking and garage to the front. Offering vast potential to extend to the rear and loft (subject to planning) to create a forever family home. The property enjoys 1,508 sq feet of accommodation across two floors currently and will allow the new buyer a base from which to create their own design and finish. Located on one of Sheffield's most desirable residential roads in the very heart of ultra popular Ecclesall, with both Dobcroft juniors and Silverdale secondary school catchments on offer, The Peak District is right next door, principal hospitals, universities and local amenities are all close by. Being of particular interest to the growing family market it's easy to say that viewing is absolutely essential to fully appreciate the opportunity on offer by this wonderful property.



- ### PROPERTY FEATURES
- FOUR BEDROOMED DETACHED FAMILY HOME
  - EXTREMELY RARE OPPORTUNITY TO MARKET
  - LARGE SOUTH FACING REAR GARDEN
  - HUGE POTENTIAL TO FURTHER EXTEND TO THE LOFT AND REAR
  - AVAILABLE WITH NO ONWARD CHAIN INVOLVED
  - DOBCROFT JUNIORS AND SILVERDALE SECONDARY SCHOOL CATCHMENTS
  - PERFECT FOR THE GROWING FAMILY MARKET
  - PEAK DISTRICT AND ECCLESALL WOODS CLOSE BY
  - HEART OF ULTRA POPULAR ECCLESALL SUBURB
  - FREEHOLD PROPERTY COUNCIL TAX BAND F £29,66 PER YEAR

