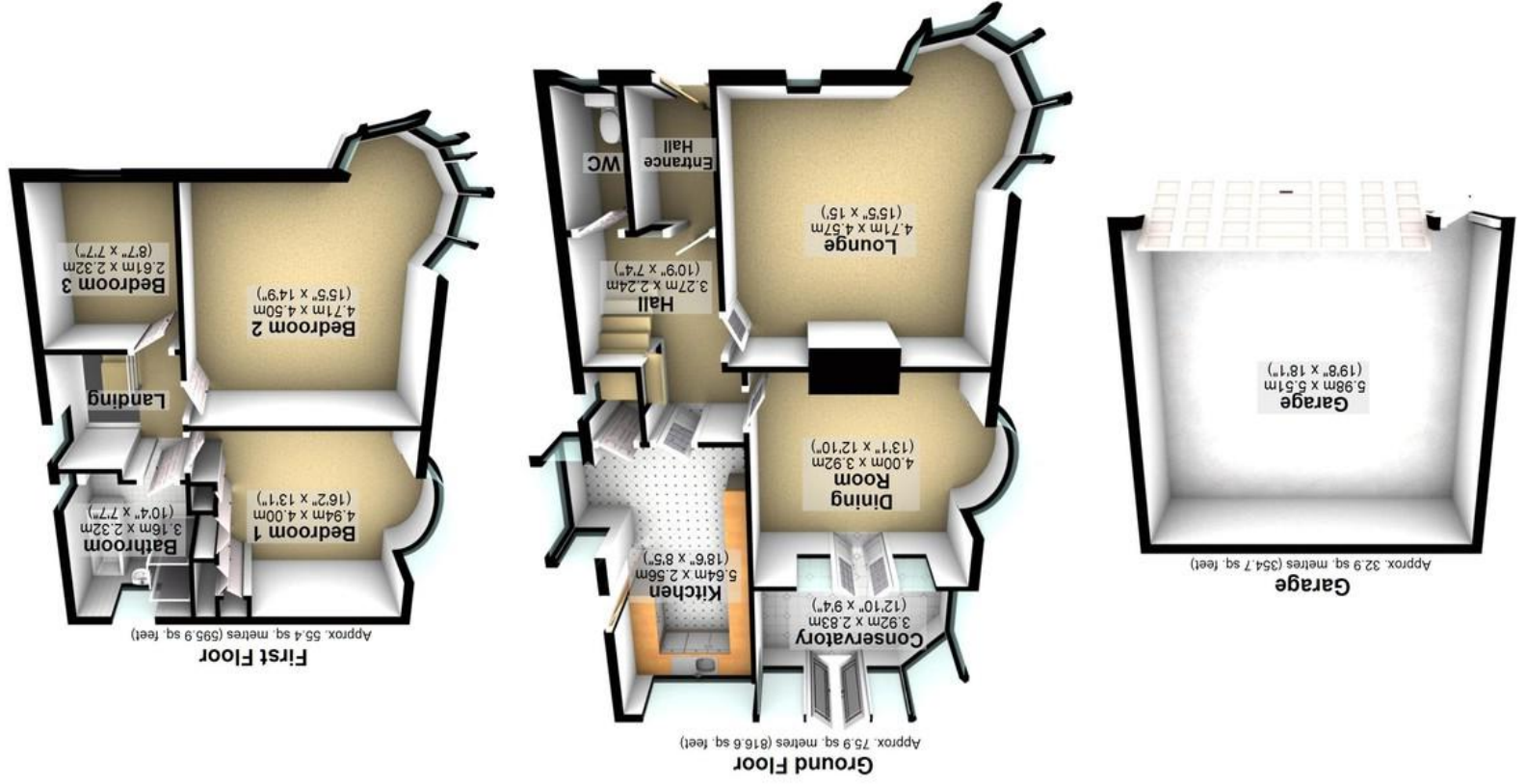


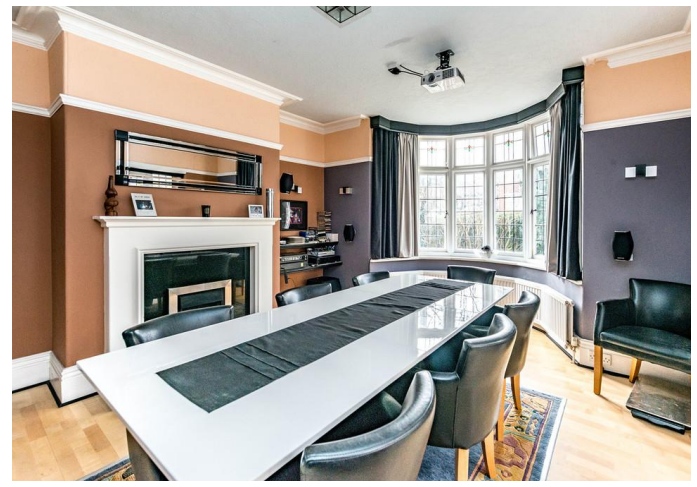
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

www.epc4u.com

Energy Efficiency Rating	
Potential	Current
EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	

Total area: approx. 164.2 sq. metres (1767.2 sq. feet)
All measurements are approximate
Plan produced using Planip.





16 Endcliffe Glen Road | Endcliffe | Sheffield | S11 8RW

Property Tenure: Freehold

A once in a lifetime opportunity has arisen to purchase this fabulous, three double bedroomed, period, bay windowed, detached, family home. Offering a unique internal layout that blends the original period quality build from the Edwardian era together with Germanic architecture from 1927 and combines it with a modern finish, number 16 is pitch perfect for the growing family market and simply must be viewed to be fully appreciative. Quietly tucked away on this incredibly popular residential road in the very heart of ultra popular Endcliffe, the property occupies this private position that benefits from off road parking for three vehicles and detached garage that is a real rarity in this area. Offered with no upward chain involved and being within catchment for Ofsted rated excellent schooling catchments along with private schools, numerous independent cafes, eateries and shops are a short stroll within Sharrow Vale or Ecclesall road, Endcliffe is on the doorstep, hospitals, universities and of course The Peak District are all close by.



PROPERTY FEATURES

- THREE DOUBLE BEDROOMED DETACHED HOME
- SET IN PRIVATE GROUNDS WITH PARKING AND DETACHED GARAGE
- ONCE IN A LIFETIME OPPORTUNITY TO PURCHASE
- ORIGINAL PERIOD QUALITY FEATURES AND BUILD WITH A MODERN FINISH
- BESPOKE FLOORING INCLUDING MAPLE WALNUT AND LIGHT OAK
- OFSTED RATED EXCELLENT SCHOOLING CATCHMENTS
- FASHIONABLE SHARROW VALE AND ECCLESALL ROAD ON THE DOORSTEP
- OPPORTUNITY TO FURTHER EXTEND CONVERT THE GARAGE WITH EXTENSIVE PLANNING PERMISSION ALREADY OBTAINED
- BANG AND OLUFSEN SPEAKER AV SYSTEM PROJECTOR UNDERFLOOR HEATING

