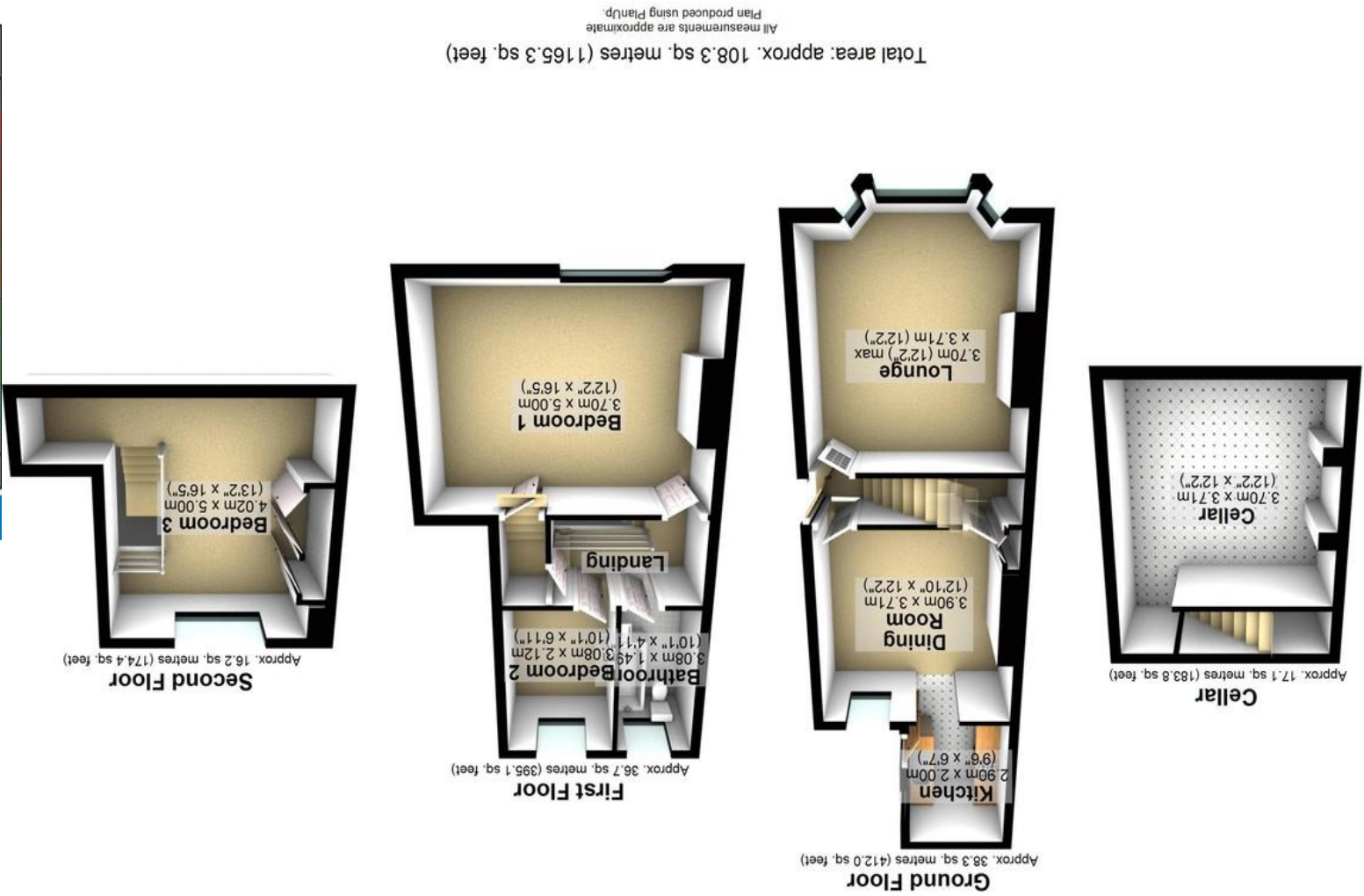


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

WWW.EPC4U.COM

Energy Efficiency Rating	
Potential	Current
75	47





119 Ranby Road | Greystones | Sheffield | S11 7AN Property Tenure: Freehold

A substantial three double bed roomed, bay windowed, Victorian terraced. With super spacious accommodation spanning three floors and with vast potential to convert the existing basement if required to create additional space number 119 enjoys an off shot traditional kitchen that with a little imagination can be opened to connect with the dining room to provide a fabulous open plan and informal dining kitchen. Enjoying a private rear sun trap garden, on road parking to the front and no onward chain this property will be incredibly popular with the professional couple and young family market alike. Located on this well regarded residential road in the very heart of this top residential suburb that enjoys Greystones juniors and High Storrs secondary schooling catchments, Endcliffe park is at the end of the road, Sharrow Vale and Ecclesall roads are within a short stroll that boast an array of independent cafes, eateries and boutiques, hospitals, universities and of course The Peak District is next door.



PROPERTY FEATURES

- PERIOD VICTORIAN TERRACED
- ENCLOSED REAR SUN TRAP GARDEN
- NO ONWARD CHAIN INVOLVED
- THREE DOUBLE BEDROOMS AND TWO RECEPTION ROOMS
- POTENTIAL TO CONVERT THE EXISTING BASEMENT
- GREYSTONES AND HIGH STORRS SCHOOLING CATCHMENTS
- OPPORTUNITY TO OPEN THE KITCHEN IN TO THE DINING ROOM
- PERFECT FOR THE PROFESSIONAL COUPLE OR YOUNG FAMILY
- ENDCLIFFE PARK AT THE BOTTOM OF THE ROAD
- VIEWING ESSENTIAL TO SEE FULL POTENTIAL ON OFFER

GUIDE PRICE £270,000-£280,000

