

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.

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| England & Wales | |
|---|-----------|
| EU Directive 2002/91/EC | |
| Very energy efficient - lower running costs | A (92+) |
| | B (81-91) |
| | C (69-80) |
| | D (55-68) |
| | E (39-54) |
| | F (21-38) |
| Not energy efficient - higher running costs | G (1-20) |
| Current | 53 |
| Potential | 72 |

Energy Efficiency Rating





27 Swaledale Road | Bannerdale | Sheffield | S7 2BY Property Tenure: Freehold

An exceptionally rare opportunity has arisen to purchase this substantial four bedroomed detached family home. Offering numerous out buildings that give vast potential to convert and become part of the main property to create a self contained annex for a dependent relative or older child. With incredibly spacious accommodation that totals 2,659 sq feet spread over three floors number 27 will be popular with the growing family market looking to create a forever home. Located on this quiet tucked away one way residential road in the very heart of Bannerdale one of Sheffield's most sought after suburbs close to Abbeydale and London roads that boast an array of independent cafes, shops and eateries, combined with well regarded schooling catchments, Millhouses park and of course The Peak District is right next door. Offered to the open market with the benefit of no upward chain and filled with original features and potential it's easy to say that viewing is absolutely essential.



- PROPERTY FEATURES**
- INCREDIBLY RARE OPPORTUNITY TO MARKET
 - FOUR BEDROOMED DETACHED PERIOD PROPERTY
 - NUMEROUS OUTBUILDINGS RIPE FOR CONVERSION
 - THREE FLOORS OF ACCOMMODATION TOTALLING 2,659 SQ FEET
 - OFF ROAD PARKING GARAGE AND GARDENS
 - WELL REGARDED SCHOOLING CATCHMENTS
 - AVAILABLE WITH NO ONWARD CHAIN
 - PERFECT FOR THE GROWING FAMILY MARKET
 - VIEWING ESSENTIAL TO SEE FULL POTENTIAL ON OFFER
 - FILLED WITH ORIGINAL PEROPD FEATURES

