

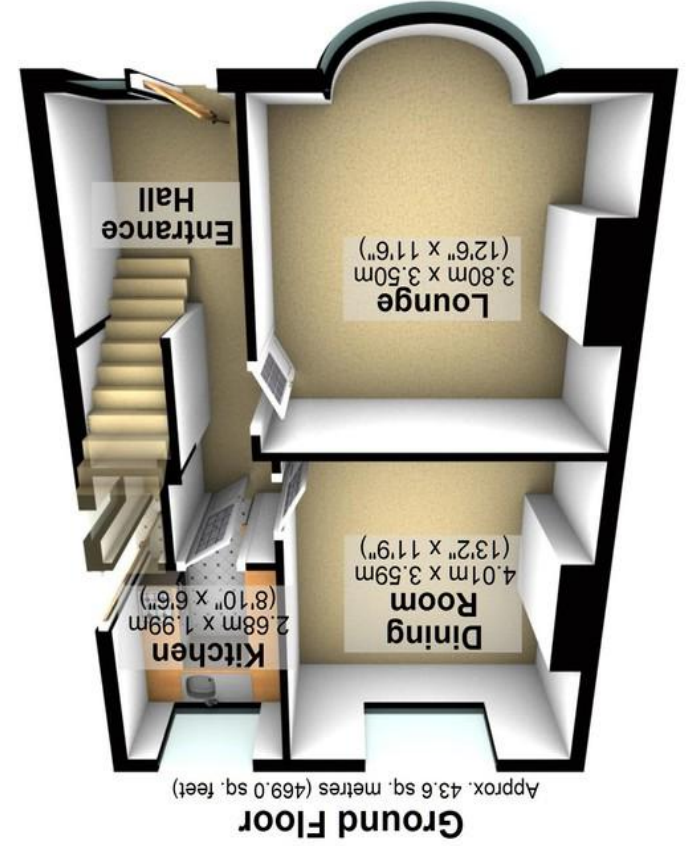
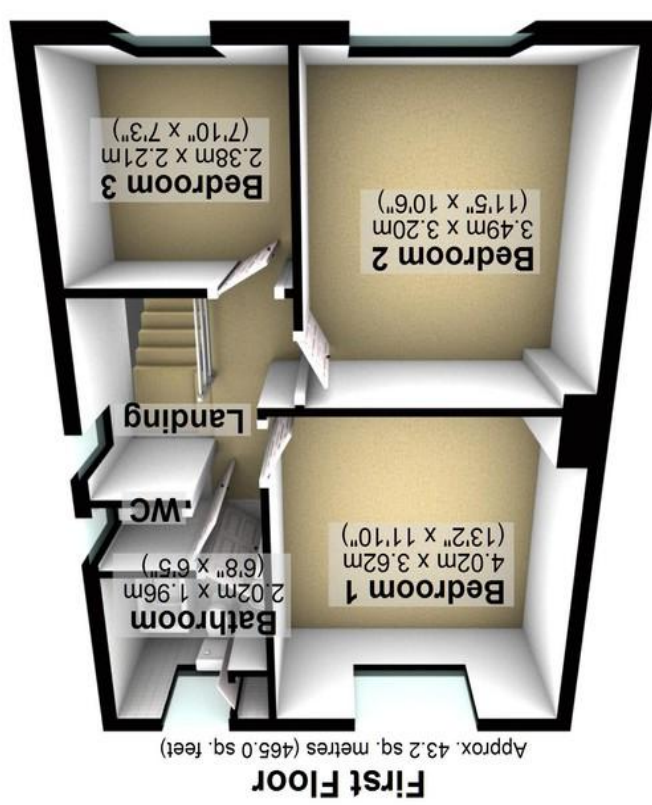
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

www.epc4u.com

Energy Efficiency Rating	
Potential	Current
83	64
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs A (92+) (81-91) (69-80) (55-68) (39-54) (21-38) (1-20) B C D E F G Very energy efficient - lower running costs Potential	

All measurements are approximate
Plan produced using PlanUp.

Total area: approx. 86.8 sq. metres (934.0 sq. feet)





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

An incredibly rare opportunity has arisen to purchase this well presented and proportioned three bedroomed semi detached family home. Offering vast as yet untapped potential to further extend to the rear and loft as neighbouring properties have already done (subject to planning) to create a forever home. With a much larger than expected rear private garden and plenty of original features, character and charm the accommodation is currently laid out over two spacious and light floors. Located on this quiet one way road, tucked away from the hustle and bustle yet within a few short strides to fashionable Abbeydale and London roads that offer an array of independent cafes, eateries and shops, top local schooling catchments including Mercia and High Storrs secondary, Millhouses and Chelsea parks are close by and The Peak District is right next door. With incredible views to the rear over Brincliffe Edge it's easy to say that viewing is absolutely essential to see the full potential on offer



- PROPERTY FEATURES**
- THREE BEDROOMED BAY WINDOWED SEMI DETACHED
 - INCREDIBLY RARE OPPORTUNITY TO MARKET
 - LARGE REAR AND PRIVATE GARDEN
 - HUGE OPPORTUNITY TO EXTEND TO THE REAR AND LOFT SUBJECT TO PLANNING
 - PERFECT FOR THE FAMILY LOOKING TO CREATE A FOREVER HOME
 - MERCIA AND HIGH STORRS SCHOOLING CATCHMENTS
 - AVAILABLE WITH NO ONWARD CHAIN AND VACANT POSSESSION
 - QUIET ONE WAY RESIDENTIAL ROAD IN THE HEART OF CARTER KNOWLE
 - FABULOUS VIEWS OVER BRINCLIFFE EDGE TO THE REAR
 - FREEHOLD COUNCIL TAX BAND B £1,597.42

