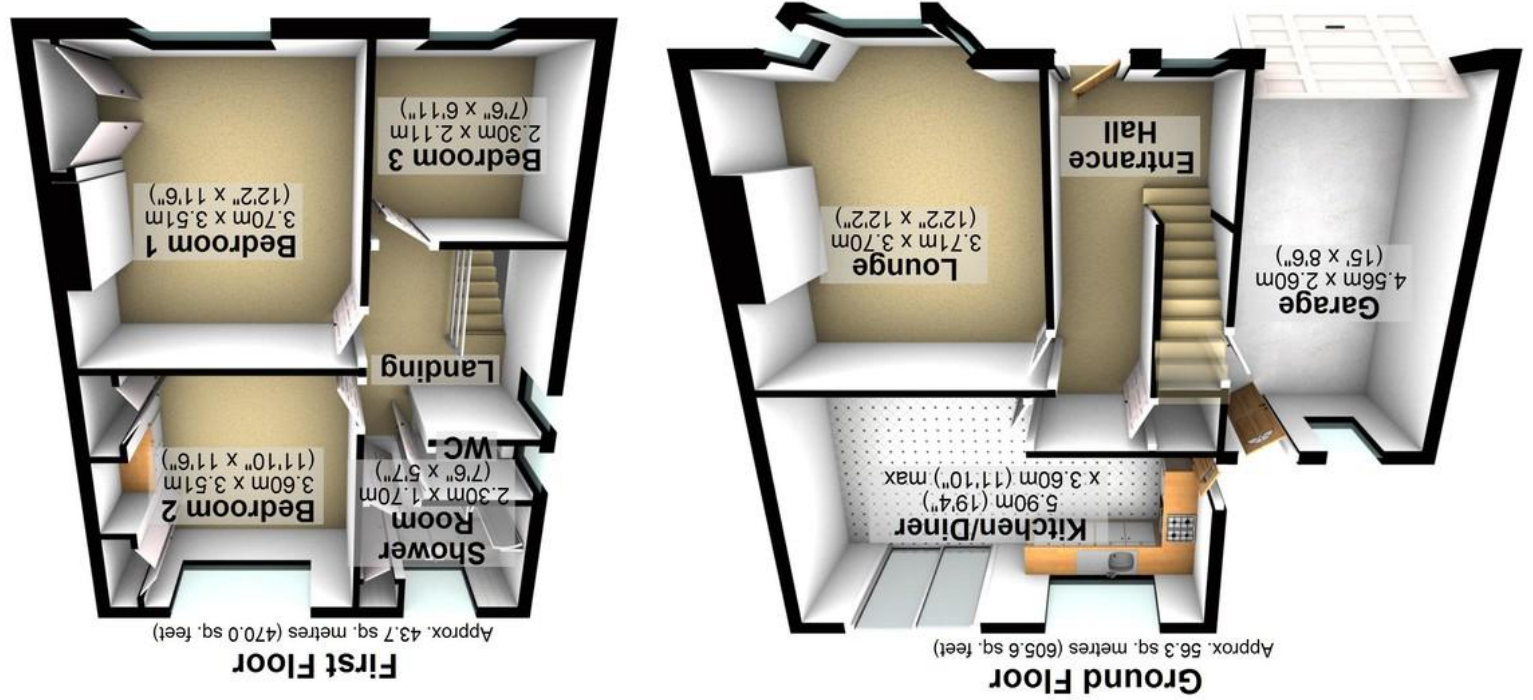


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Potential	Current
85	63

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

Total area: approx. 99.9 sq. metres (1075.6 sq. feet)
All measurements are approximate
Plan produced using Planlup.





27 Ford Road | Ecclesall | Sheffield | S11 7GZ Property Tenure: Leasehold

An absolutely fabulous, immaculately presented and well proportioned three bedroomed, bay windowed semi detached family home. With off road parking, garage and a fabulous rear garden this property is perfect for the family market and offers vast as yet untapped opportunities to extend to the side, rear and loft (subject to planning) to create a forever family home. With two floors of incredibly light accommodation together some impressive views over the city skyline from the front it's easy to say that viewing is absolutely essential to do full justice. Located on this incredibly popular residential road in the heart of ultra sought after Greystones, number 27 is within catchment for Ofsted rated excellent Greystones juniors and High Storrs secondary. Numerous independent cafes, restaurants and shops are short stroll within fashionable Banner Cross, Endcliffe/Bingham parks are on hand as are universities, hospitals and The Peak District are also close by.



- PROPERTY FEATURES**
- EXCELLENT THREE BEDROOMED BAYED SEMI DETACHED
 - HEART OF ULTRA POPULAR GREYSTONES
 - GARAGE PARKING AND STUNNING REAR GARDEN
 - HUGE POTENTIAL TO EXTEND SUBJECT TO PLANNING TO THE REAR LOFT AND SIDE
 - FABULOUS VIEWS TO THE FRONT ACROSS THE CITY SKYLINE
 - GREYSTONES JUNIORS AND HIGH STORRS SECONDARY SCHOOL CATCHMENTS
 - EASY ACCESS TO THE PEAK DISTRICT
 - PERFECT FOR THE FAMILY LOOKING TO CREATE A FOREVER HOME
 - SPACIOUS AND LIGHT ACCOMMODATION ACROSS TWO FLOORS
 - LEASEHOLD WITH 704 YEARS REMAINING £5PA COUNCIL TAX BAND C

