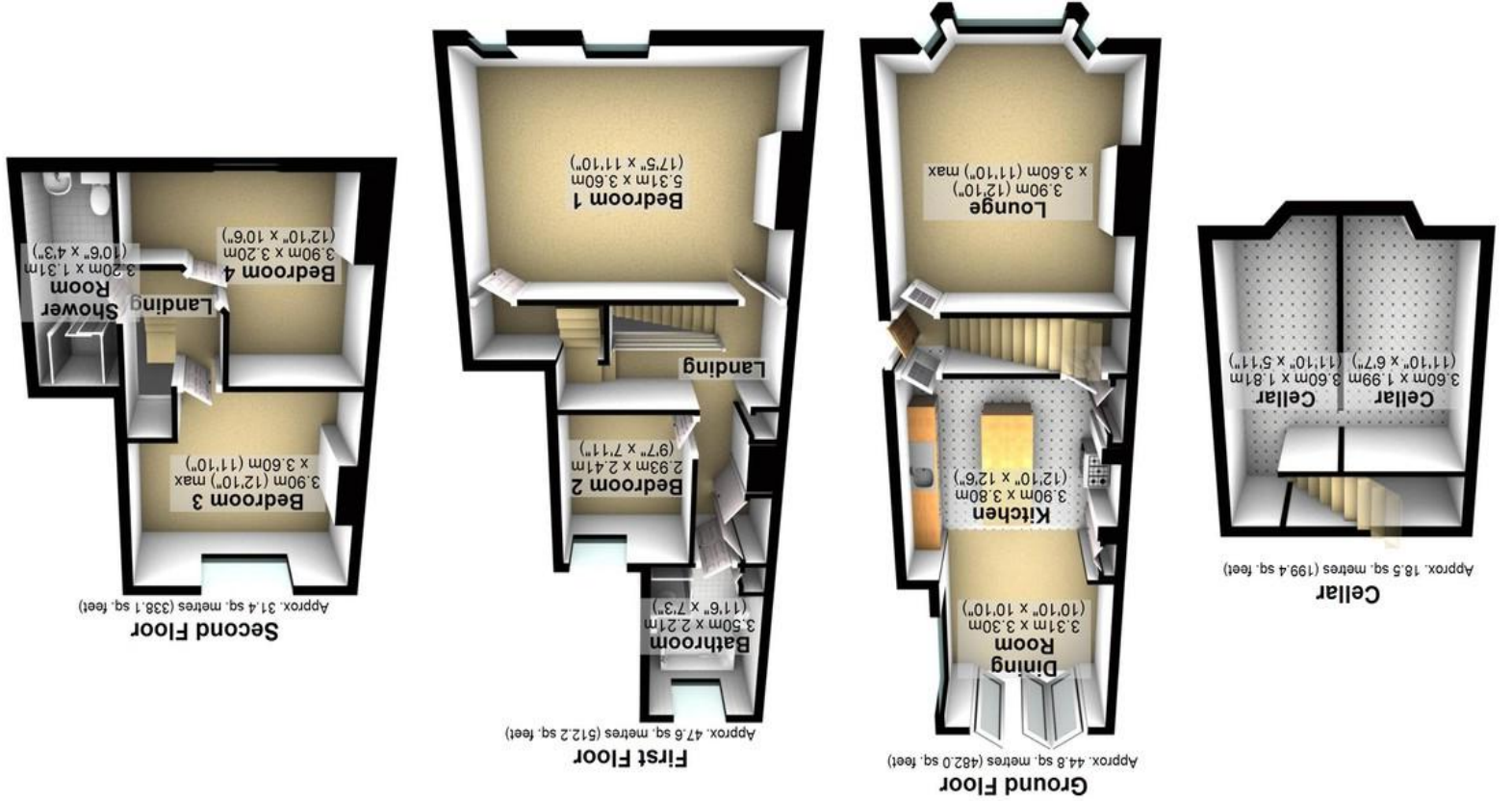


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Current	Potential
78	65

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

Total area: approx. 142.3 sq. metres (1531.8 sq. feet)
All measurements are approximate
Plan produced using PlanUp





16 Stainton Road | Endcliffe Park | Sheffield | S11 7AX

Property Tenure: Leasehold

An absolutely fabulous, immaculately presented and very deceptive, four bedroomed, two bathroomed, bay windowed, Victorian terraced property. Quietly tucked away on this incredibly popular residential road in the very heart of ultra popular Ecclesall, number 16 enjoys a simply fabulous and bespoke rear ground floor open plan and contemporary kitchen, living/diner with bi-fold doors giving access to a landscaped rear private garden. With three stunning floors of accommodation that total an impressive 1,531 sq feet and allowing further potential to explore a basement conversion if required. Having been careful to retain the original period, features character and charm associated with a property from this era and effortlessly blending them with a contemporary modern twist that is pitch perfect for the growing family market or the professional couple alike. With Endcliffe park and The Porter Valley a short stroll, numerous local amenities can be found in fashionable Sharrow Vale, Greystones juniors and High Storrs secondary catchments are also available, no onward chain and not forgetting The Peak District is on the door step.



PROPERTY FEATURES

- STUNNING FOUR BEDROOMED VICTORIAN TERRACED
- TWO BATH/SHOWER ROOMS
- REAR OPEN PLAN BESPOKE KITCHEN/DINER WITH BI-FOLD DOORS
- ORIGINAL FEATURES MEET CONTEMPORARY FINISH BLENDED PERFECTLY
- QUIET RESIDENTIAL ROAD IN THE HEART OF ECCLESALL
- GREYSTONES JUNIORS AND HIGH STORRS SECONDARY SCHOOLING CATCHMENTS
- FABULOUS VIEWS OVER ENDCLIFFE PARK AND THE CITY SKYLINE
- HOSPITALS AND UNIVERSITIES ON THE DOOR STEP
- PERFECT FOR THE GROWING FAMILY AND PROFESSIONAL COUPLE WITH VIEWING ESSENTIAL

