

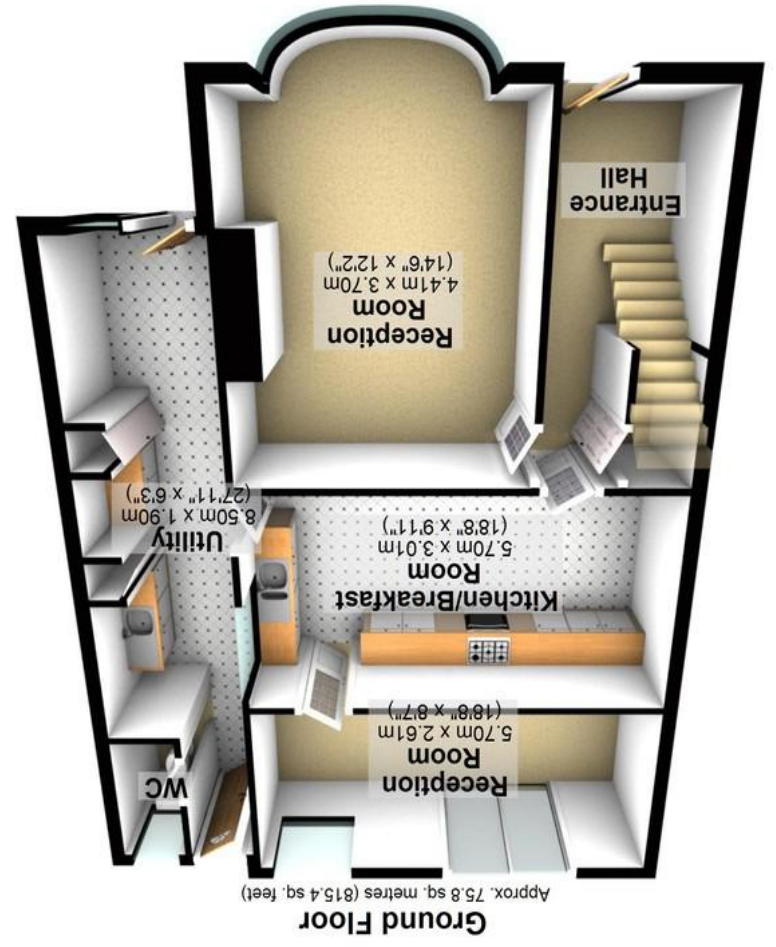
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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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	63
Potential	80

All measurements are approximate
Plan produced using PlanUp.

Total area: approx. 136.7 sq. metres (1471.2 sq. feet)





382 Ecclesall Road South | Ecclesall | Sheffield | S11 9PY Property Tenure: Leasehold

Standing in this elevated position and set back from the road that ensures privacy along with some commanding views is this incredibly deceptive, four bedroomed, stone fronted, semi detached, extended family home. Offered to the open market with the benefit of upward chain and immediate vacant possession this super spacious house offers vast potential with a little imagination to create a forever family home. With private rear garden, informal parking to the front and a light versatile feel throughout, it's easy to say that viewing is essential to see opportunity on offer by this wonderful home. Located on this incredibly popular residential road in the heart of Parkhead number 382 is within catchment for Ofsted rated excellent local schools including Silverdale secondary, Ecclesall woods are a short stroll, local amenities are close by and of course The Peak District is on the doorstep.



- PROPERTY FEATURES**
- FOUR BEDROOMED STONE FRONTED SEMI DETACHED
 - ELEVATED POSITION ENSURING PRIVACY AND FINE VIEWS
 - HUGE POTENTIAL TO CREATE A FOREVER HOME
 - HEART OF ULTRA POPULAR PARK HEAD
 - ECCLESALL WOODS A SHORT STROLL
 - OFSTED RATED EXCELLENT SCHOOLING CATCHMENTS INCLUDING SILVERDALE SECONDARY
 - INCREDIBLY SPACIOUS ACCOMMODATION ON TWO FLOORS WITH POTENTIAL TO CONVERT THE LOFT
 - PERFECT FOR THE FAMILY LOOKING TO PUT THERE OWN STAMP ON A PROPERTY
 - PEAK DISTRICT ON THE DOOR STEP
 - LEASEHOLD WITH 701 YEARS LEFT COUNCIL TAX BAND D

