

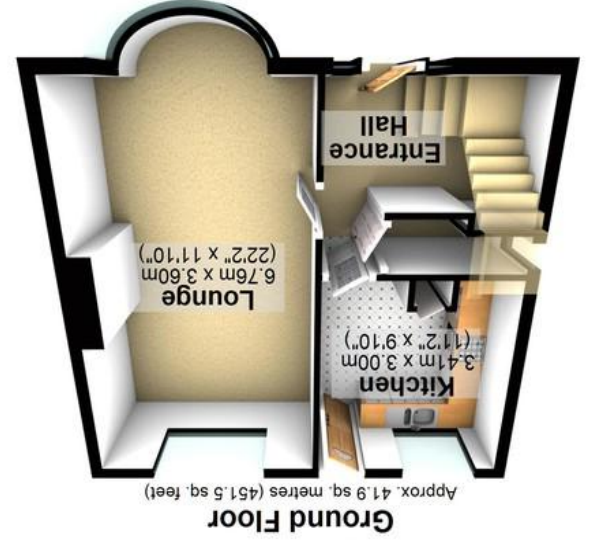
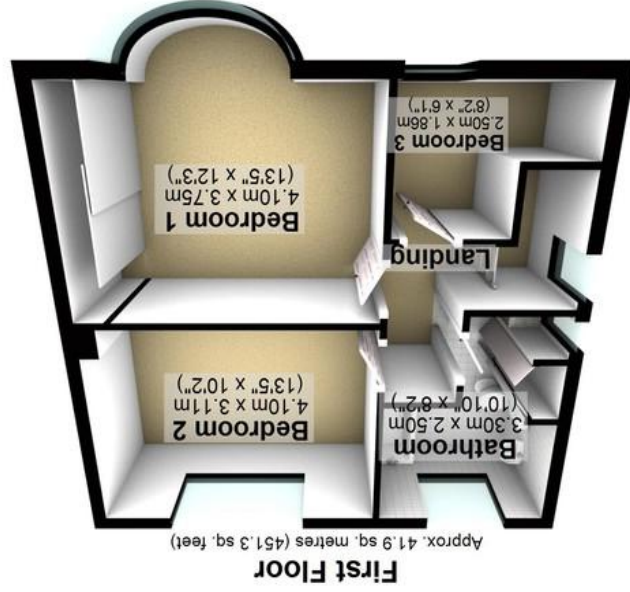
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Potential	Current
82	68

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
 Not energy efficient - higher running costs

EU Directive 2002/91/EC
 England & Wales
 www.epca.co.uk

Total area: approx. 90.0 sq. metres (968.8 sq. feet)
 All measurements are approximate
 Plan produced using Planip.





18 Falkland Road | Ecclesall | Sheffield | S11 7PL Property Tenure: Leasehold

An incredibly rare opportunity has arisen to purchase this well presented and proportioned, three bedroomed, bay windowed semi detached family home. With a large frontage, ample parking and detached garden room/office the property will appeal hugely to the growing family market looking to create a forever home. Enjoying some impressive views to the front and a private rear garden number 18 allows the new buyer a great deal of potential to further extend as neighbouring properties have done so already to the loft rear side (subject to planning) to create additional accommodation if required. Located on this incredibly popular residential road in the very heart of this well sought after suburb within easy access to numerous local amenities in Bents Green and Ecclesall together with Ofsted rated excellent Ecclesall Juniors and High Storrs secondary catchments and The Peak District is literally up the road. Its easy to say that viewing is essential to see the full potential on offer by this fabulous



PROPERTY FEATURES

- BAY WINDOWED SEMI DETACHED FAMILY HOME
- FABULOUS VIEWS TO THE FRONT
- LARGE FRONTAGE WITH PARKING AND DETACHED OFFICE/GARDEN ROOM
- PRIVATE REAR GARDEN AND CLOSE TO AMENITIES
- HUGE POTENTIAL SUBJECT TO PLANNING TO CREATE ADDITIONAL ACCOMMODATION
- ECCLESALL JUNIORS AND HIGH STORRS SECONDARY CATCHMENT AREA
- PERFECT FOR THE GROWING FAMILY MARKET
- HEART OF ULTRA POPULAR ECCLESALL
- PEAK DISTRICT ON THE DOORSTEP
- LEASEHOLD WITH 705 YEARS REMAINING £3PA COUNCIL TAX BAND C

GUIDE PRICE £385,000-£395,000

