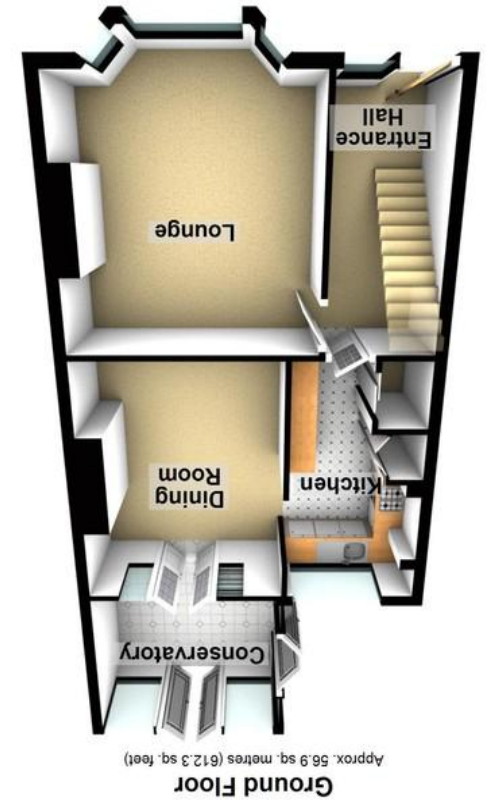
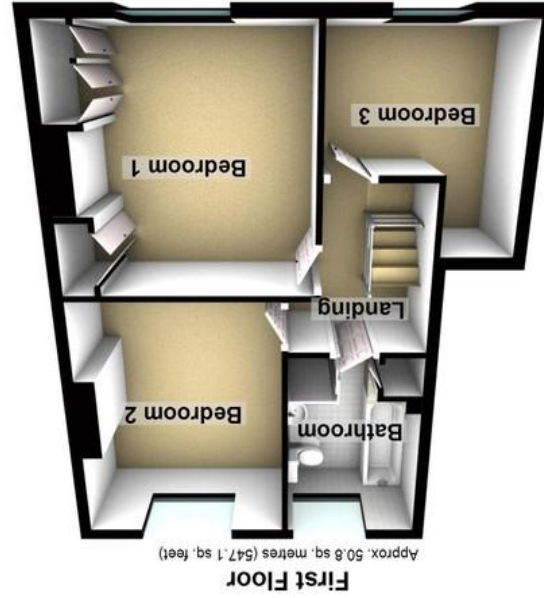
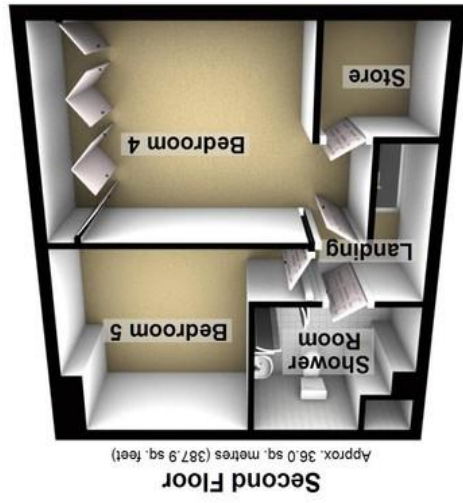
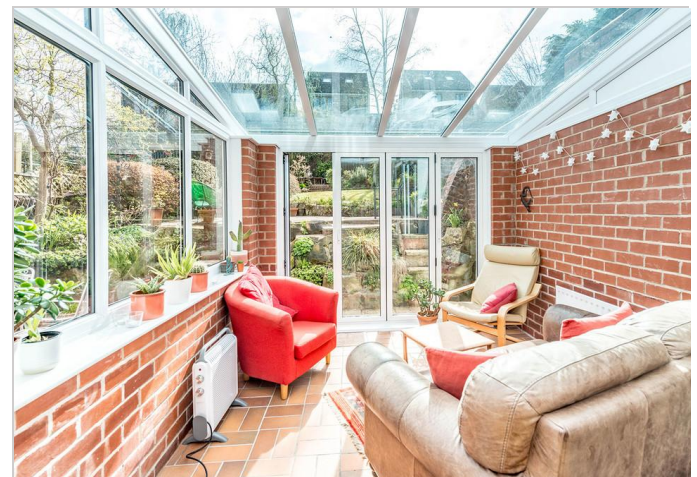


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Total area: approx. 143.8 sq. metres (1547.3 sq. feet)

England & Wales		England & Wales	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher running costs	Very energy efficient - lower running costs	Very energy efficient - lower running costs
(1-20)	(1-20)	(82-100) A	(82-100) A
(21-30)	(21-30)	(61-81) B	(61-81) B
(31-38)	(31-38)	(41-60) C	(41-60) C
(39-54)	(39-54)	(21-40) D	(21-40) D
(55-68)	(55-68)	(1-20) E	(1-20) E
(69-80)	(69-80)	(1-20) F	(1-20) F
(81-91)	(81-91)	(1-20) G	(1-20) G
(92-100)	(92-100)		
Current	Current	Potential	Potential
52	60	79	83





51 Glenalmond Road | Ecclesall | Sheffield | S11 7GX

Property Tenure: Freehold

An outstanding five double bedded, two bathroomed, bay windowed period Victorian terraced property. Standing in this commanding position ensuring privacy to the front and affording stunning views to the front towards Ecclesall and central Sheffield number 51 offers substantial family accommodation of around 1,550 sq ft over three floors with further potential to the basement. Ideally placed in the very heart of Ecclesall within catchment for Greystones and High Storrs schools along with being in walking distance of Banner Cross shops and amenities, Endcliffe park and of course easy access to The Peak District. With private rear south facing gardens this really is a superb and spacious family home that needs to be viewed to be fully appreciated. Enjoying numerous beautiful original period features associated with a property from this era together with a newly fitted kitchen and bathroom, this really is a gem of a property that will provide a superb family home for the new buyer.



### PROPERTY FEATURES

- FIVE DOUBLE BEDROOMS
- TWO BATHROOMS
- ELEVATED POSITION
- SUPERB FAR REACHING VIEWS
- IDEAL FAMILY HOME
- GREYSTONES AND HIGH STORRS SCHOOL CATCHMENTS
- OVER THREE FLOORS WITH BASEMENT POTENTIAL
- SOUTH FACING REAR PRIVATE GARDENS
- VIEWING ESSENTIAL
- CLOSE TO NUMEROUS AMENITIES AND THE PEAK DISTRICT

GUIDE PRICE £450,000-£475,000

