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12 Botanical Road, Ecclesall

Guide Price £425,000 - £450,000



# 12 Botanical Road

Ecclesall

An absolutely stunning, immaculately presented and very well proportioned, three bedroomed, stone built end of Victorian terraced. Finished internally to the very highest of standards by the current vendors with absolutely no expense spared to create this beautiful finish. With accommodation spanning across two floors that total an impressive 1,273 sq feet. There is plenty of further potential to convert the loft and basement (subject to planning) if required to create a forever family home. Enjoying permit residents parking scheme to the front and with a lovely rear private garden its easy to say that this property is pitch perfect for the professional couple or family alike and must be viewed to be fully appreciated. Located in the very heart of ultra popular Ecclesall within a short stroll to fashionable Sharrow Vale and Ecclesall Road that offer an array of independent cafes, eateries and boutiques.

Council Tax band: C

Tenure: Leasehold

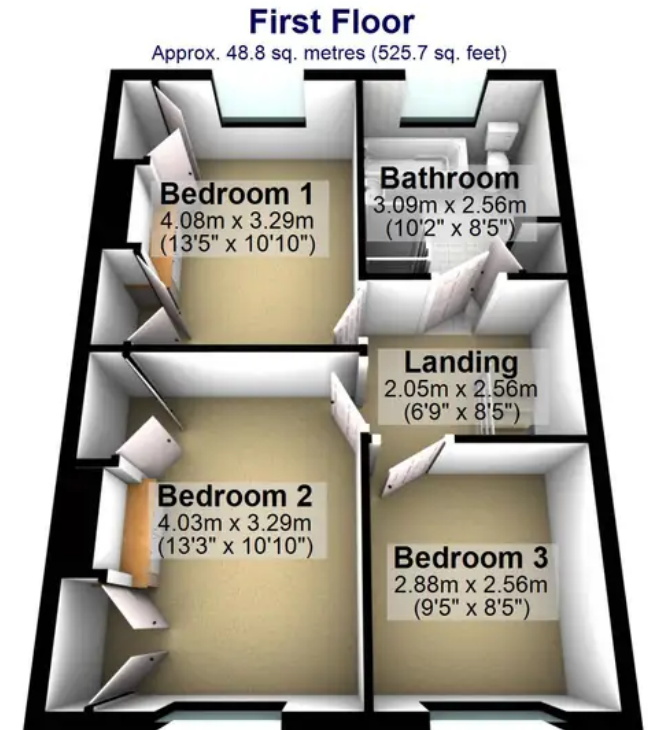
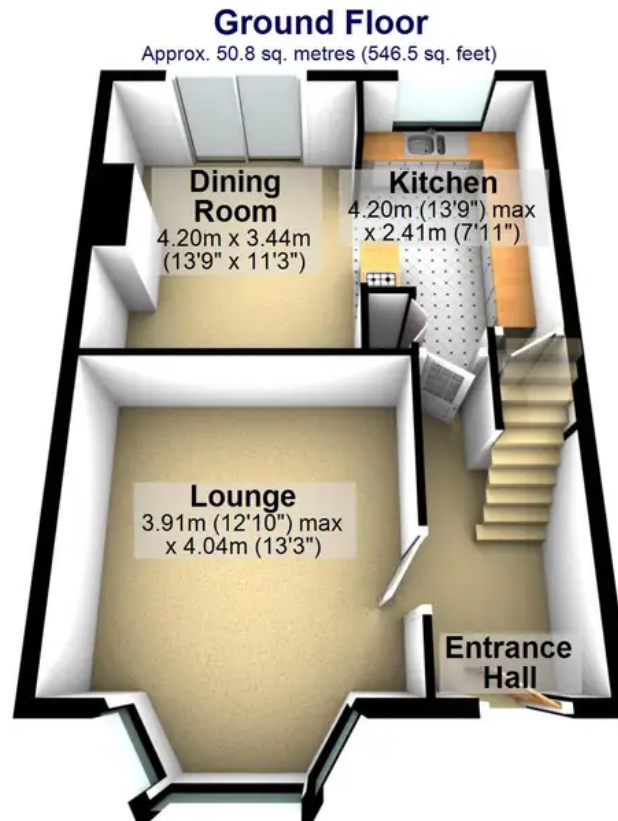
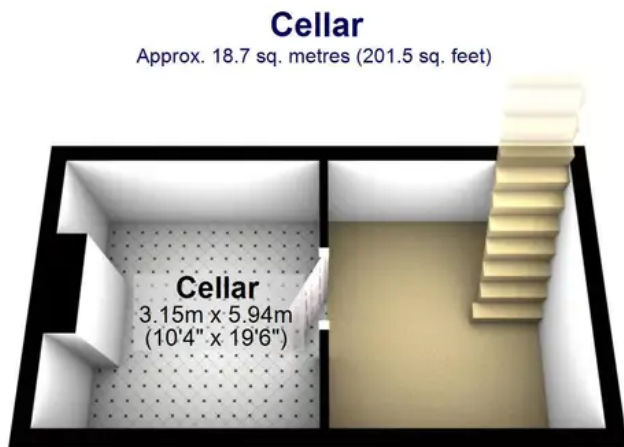
- STUNNING THREE BEDROOMED PERIOD END OF TERRACED
- IMMACULATEDLY PRESENTED THROUGHOUT WITH VIEWING ESSENTIAL
- FINISHED TO THE HIGHEST OF STANDARDS WITH NO EXPENSE SPARED BY THE CURRENT VENDORS
- HEART OF ULTRA POPULAR ECCLESALL WITH NUMEROUS EATERIES CAFES AND RESTAURANTS A SHORT STROLL
- OFSTED RATED EXCELLENT SCHOOLING CATCHMENTS OF HUNTERS BAR JUNIORS AND HIGH STORRS SECONDARY AVAILABLE
- STONE BUILT PERIOD CHARACTERFUL HOME WITH A FRESH CONTEMPORARY HIGH END FINISH











Total area: approx. 118.3 sq. metres (1273.7 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



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