

## 37 Ratcliffe Road

Sharrow Vale, Sheffield

An absolutely stunning, immaculately presented and very deceptive three bedroomed single off shot Victorian terraced property. Enjoying a cool contemporary vibe throughout created by the current vendors that has been careful to combine some fabulous original features and mixed them up with a modern finish.

Council Tax band: B

Tenure: Leasehold

- FABULOUS THREE BEDROOMED VICTORIAN TERRACED HOME
- FINISHED INTERNALLY TO THE HIGHEST OF STANDARDS BY THE CURRENT VENDORS
- THREE IMPRESSIVE FLOORS OF ACCOMMODATION TOTALLING 1,161 SQ FEET
- QUIET RESIDENTIAL ROAD WITH RESIDENTS PARKING SCHEME TO THE FRONT
- SHORT STROLL TO FASHIONABLE SHARROW VALE AND ECCLESALL ROAD AMENITIES
- STUNNING REAR LANDSCAPED PRIVATE GARDEN
- HUNTERS BAR JUNIORS AND HIGH STORRS SECONDARY SCHOOL CATCHMENTS
- VIEWING ESSENTIAL TO FULLY APPRECIATE THE STYLE
  ON OFFER BY THIS WONDERFUL PROPERTY
- LEASEHOLD PROPERTY AND COUNCIL TAX BAND B
- PERFECT FOR THE PROFESSIONAL COUPLE FIRST BUY OR YOUNG FAMILY











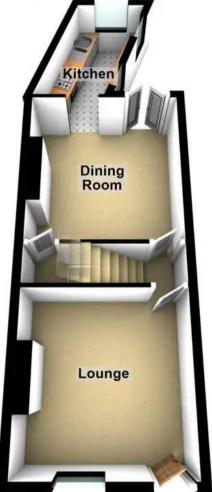






## **Ground Floor**

Approx. 36.1 sq. metres (389.1 sq. feet)



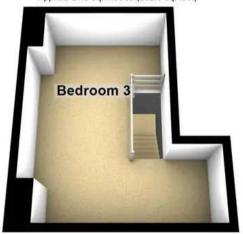
## **First Floor**

Approx. 35.1 sq. metres (378.1 sq. feet)



## **Second Floor**

Approx. 21.6 sq. metres (232.8 sq. feet)





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**Basement** 

Approx. 15.0 sq. metres (161.1 sq. feet)