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**396 Brincliffe Edge Road, Brincliffe**

Sheffield

Guide Price £525,000 – £550,000

# 396 Brincliffe Edge Road

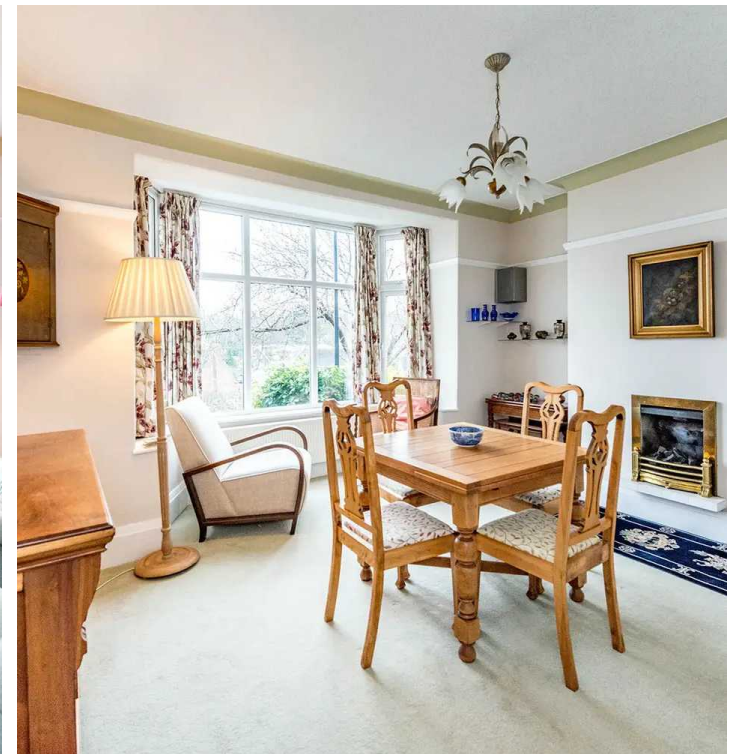
Brincliffe, Sheffield

An absolutely fabulous three/four bedroomed, stone fronted, bay windowed, semi detached family home. With tastefully presented accommodation laid out over three floors that total an impressive 1,651 sq feet it's easy to say thus beautiful home will be super popular with the growing family market and simply must be viewed to be fully appreciated. Offering an incredibly rare opportunity to market number 396 affords some beautiful views to the front over Bannerdale, gas ample off road parking together with a car port facility and an impressive rear private family garden. Finished internally to a high standard with fitted kitchen and bathroom the property is ideally placed on this well regarded residential road in the very heart of ultra popular Brincliffe.

Council Tax band: D

Tenure: Freehold

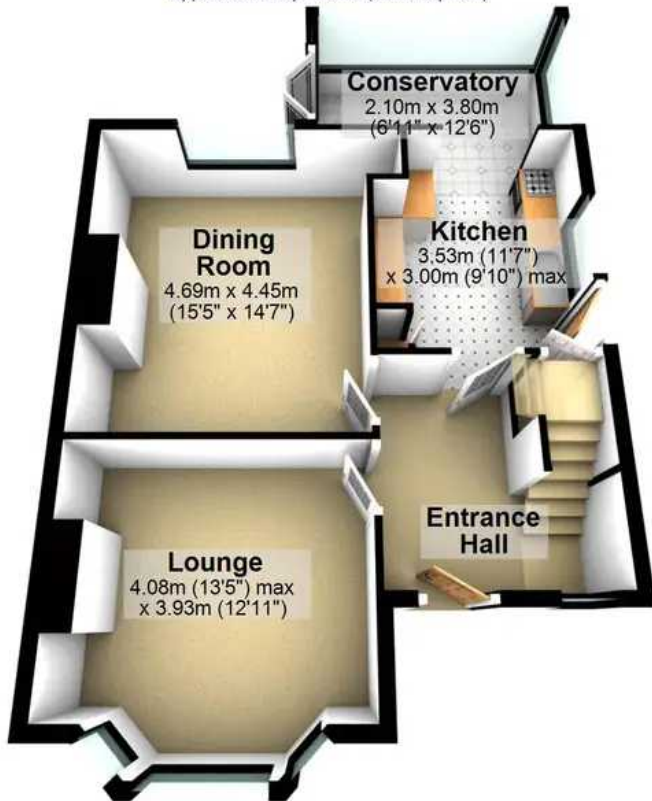
- THREE FLOORS OF ACCOMMODATION TOTALLING AN IMPRESSIVE 1,651 SQ FEET
- INCREDIBLY RARE OPPORTUNITY TO MARKET WITH VIEWING ESSENTIAL
- PERFECT FOR THE GROWING FAMILY MARKET LOOKING FOR A FOREVER FAMILY HOME
- THREE/FOUR BEDROOMED STONE FRONTED BAY WINDOWED SEMI-DETACHED PROPERTY
- OFSTED RATED EXCELLENT SCHOOLING CATCHMENTS OF GREYSTONES JUNIOR AND HIGH STORRS
- FABULOUS VIEWS TO THE FRONT BEST ENJOYED FROM THE ELEVATED REAR GARDEN
- HEART OF ULTRA POPULAR BRINCLIFFE ON THE SOUTH WEST OF THE CITY
- EASY ACCESS TO NUMEROUS LOCAL AMENITIES AND THE PEAK DISTRICT





### Ground Floor

Approx. 61.3 sq. metres (659.8 sq. feet)



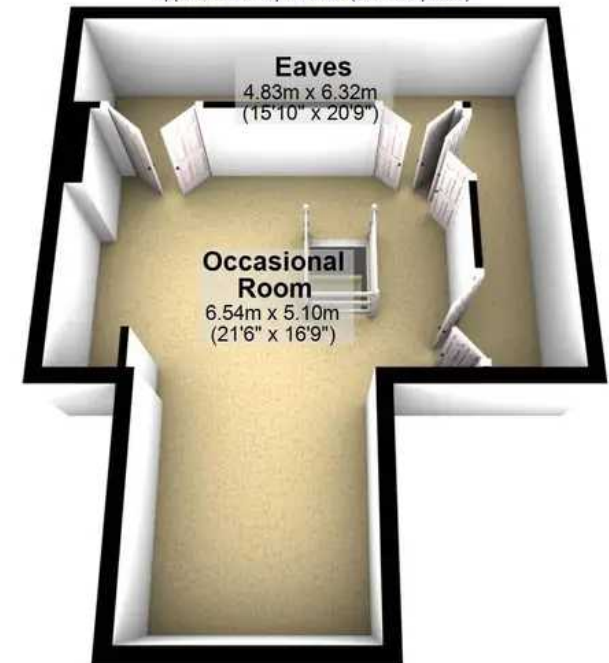
### First Floor

Approx. 52.5 sq. metres (564.6 sq. feet)



### Second Floor

Approx. 39.7 sq. metres (427.2 sq. feet)



Total area: approx. 153.4 sq. metres (1651.6 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



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