



WHITEHORNES

Buy. Sell. Let. Relax!

0114 268 8533
info@whitehorns.com
www.whitehorns.com

142 Sandford Grove Road, Brincliffe

Sheffield

Guide Price £325,000-£350,000

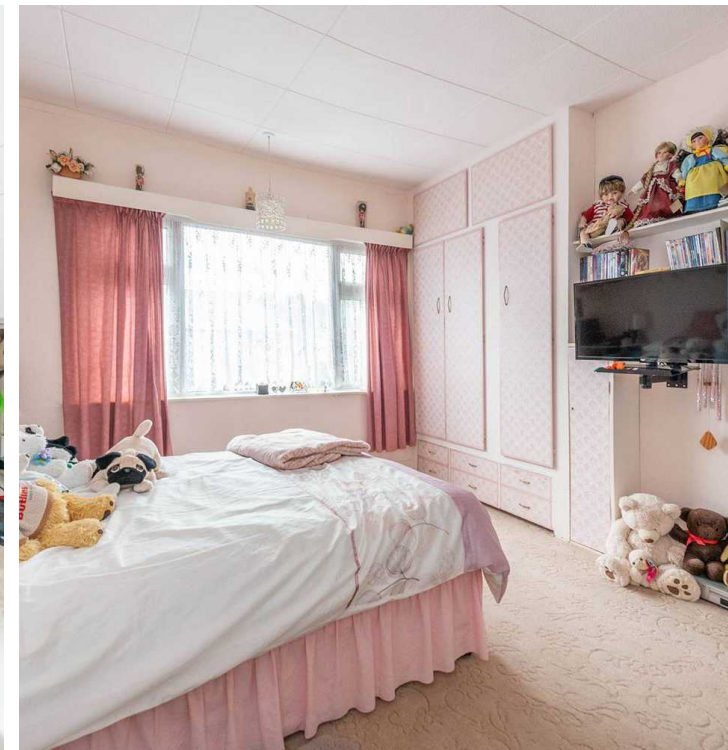
142 Sandford Grove Road

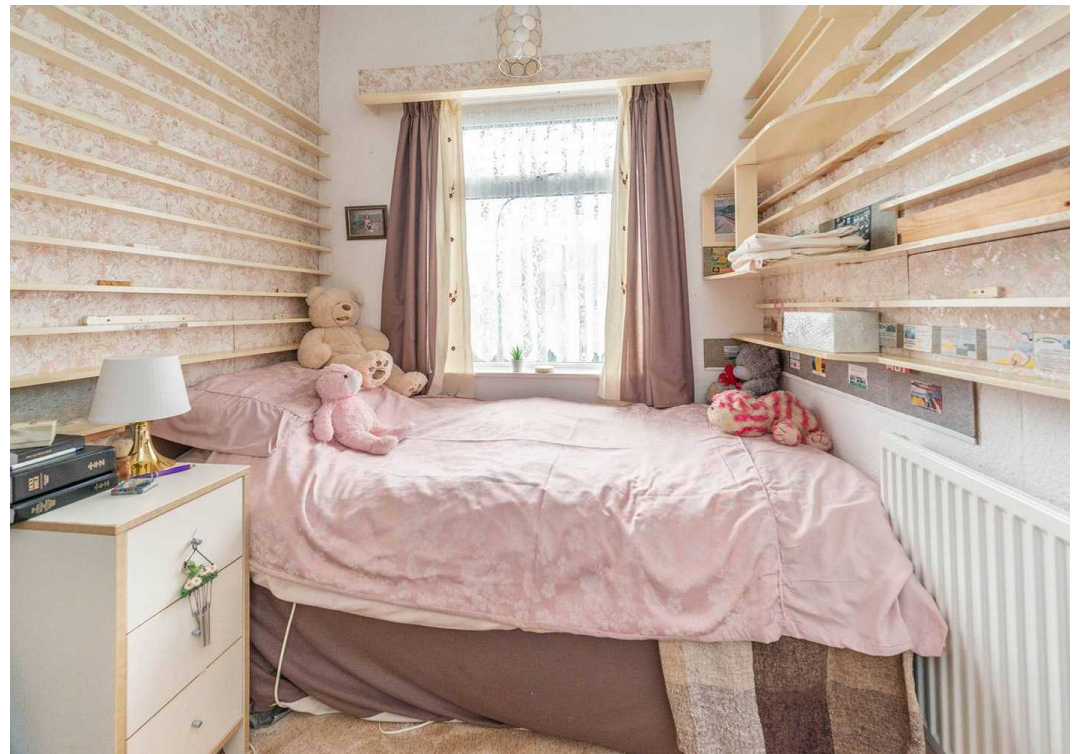
Brincliffe, Sheffield

This lovely three-bedroom bay-windowed semi-detached family home presents an incredibly rare opportunity on the market, with viewing strongly advised to fully appreciate its potential. Boasting the possibility to extend to the side, loft, and rear (subject to planning permission), this property offers the chance to create a forever home tailored to your needs. Convenient features include off-road parking and a rear private garden, perfect for outdoor entertainment. Enjoy the added bonus of being within excellent local school catchments, including High Storrs and Mercia Secondary, making it ideal for families. Situated in the desirable area of Brincliffe on the south-west side of the city, residents benefit from easy access to Chelsea Park, numerous local amenities within Banner Cross and Nether Edge Centre, and the stunning Peak District right on their doorstep. This leasehold property comes with an extensive 404-year lease, ground rent of only £3.50 per annum

Council Tax band: C Tenure: Leasehold

- LOVELY THREE BEDROOM BAY WINDOWED SEMI-DETACHED FAMILY HOME
- INCREDIBLY RARE OPPORTUNITY TO MARKET WITH VIEWING ADVISED
- POTENTIAL TO EXTEND TO THE SIDE LOFT AND REAR (SUBJECT TO PLANNING) TO CREATE A FOREVER HOME
- OFF ROAD PARKING AND REAR PRIVATE GARDEN
- EXCELLENT LOCAL SCHOOL CATCHMENTS INCLUDING HIGH STORRS AND MERCIA SECONDARY
- CHELSEA PARK ENTRANCE A SHORT STROLL
- NUMEROUS LOCAL AMENITIES ON THE DOORSTEP WITHIN BANNER CROSS AND NETHER EDGE CENTRE







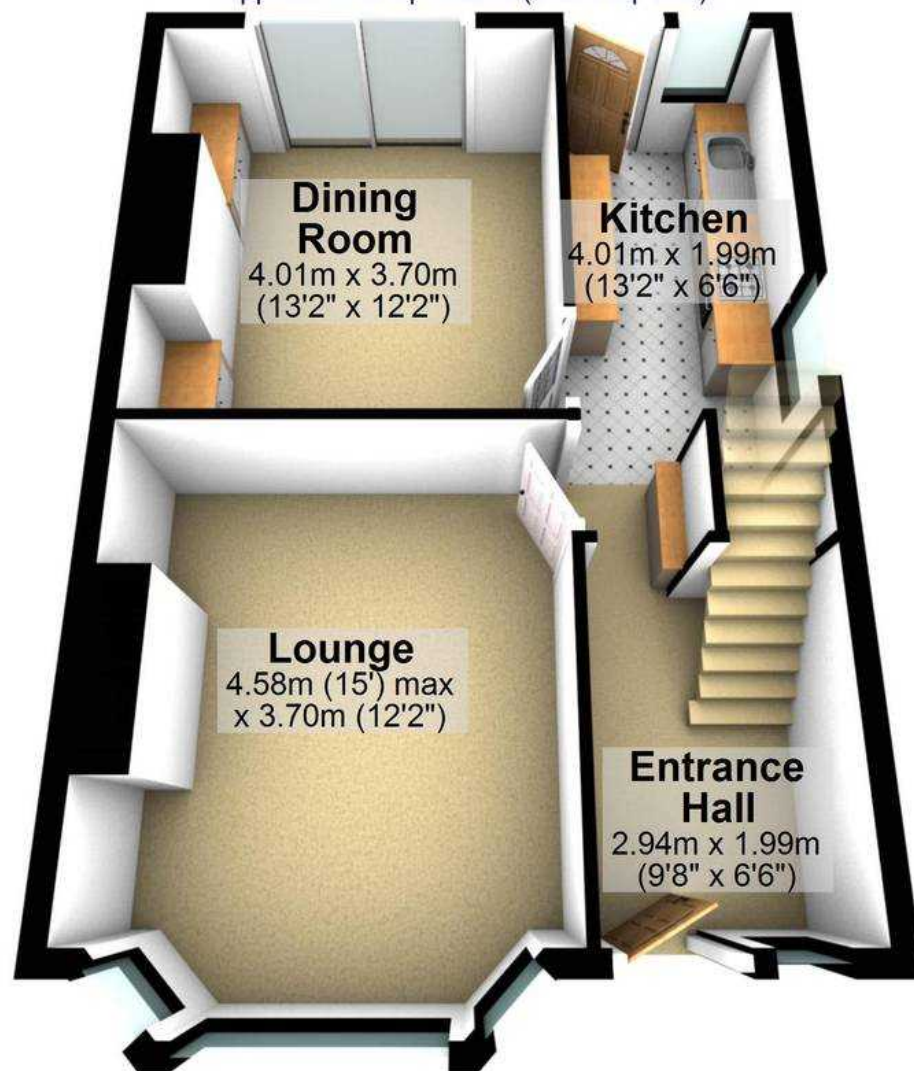
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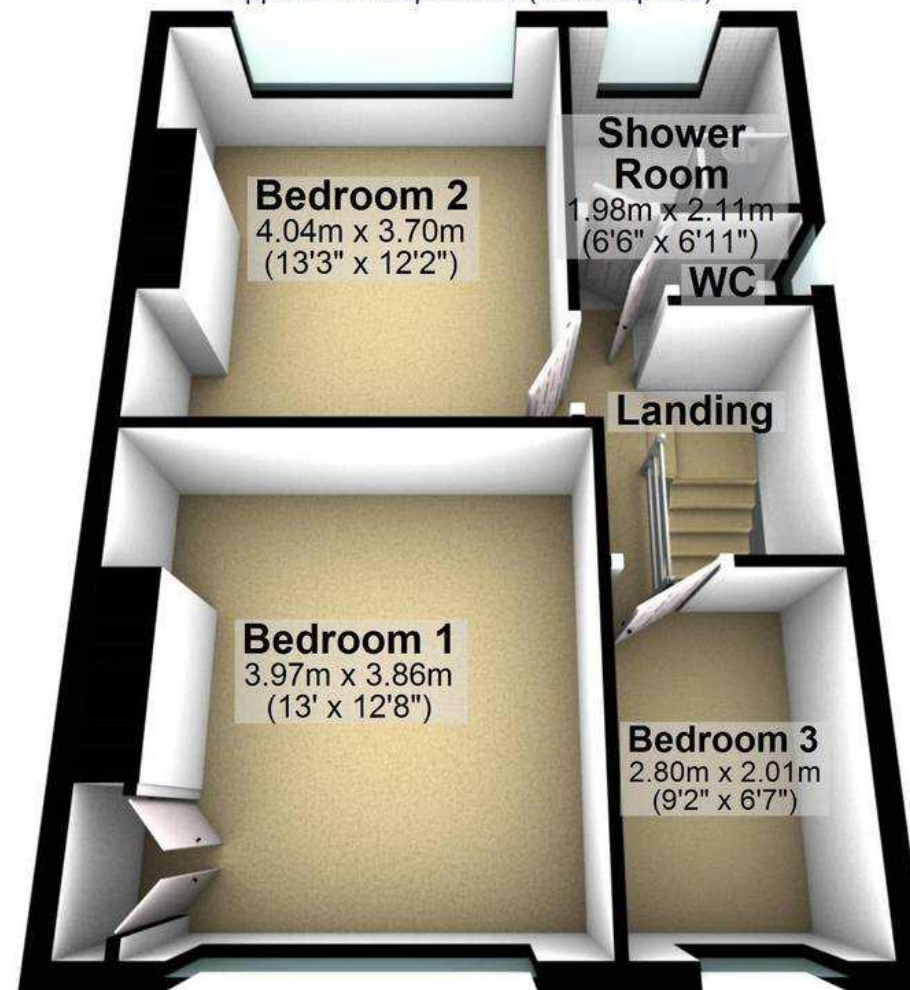
Ground Floor

Approx. 47.6 sq. metres (512.0 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.6 sq. feet)



Total area: approx. 94.5 sq. metres (1017.7 sq. feet)

All measurements are approximate
Plan produced using PlanUp.