



WHITEHORNES

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www.whitehornes.com

18 Botanical Road, Ecclesall

Sheffield

GUIDE PRICE **£425,000-£450,000**

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Ecclesall, Sheffield

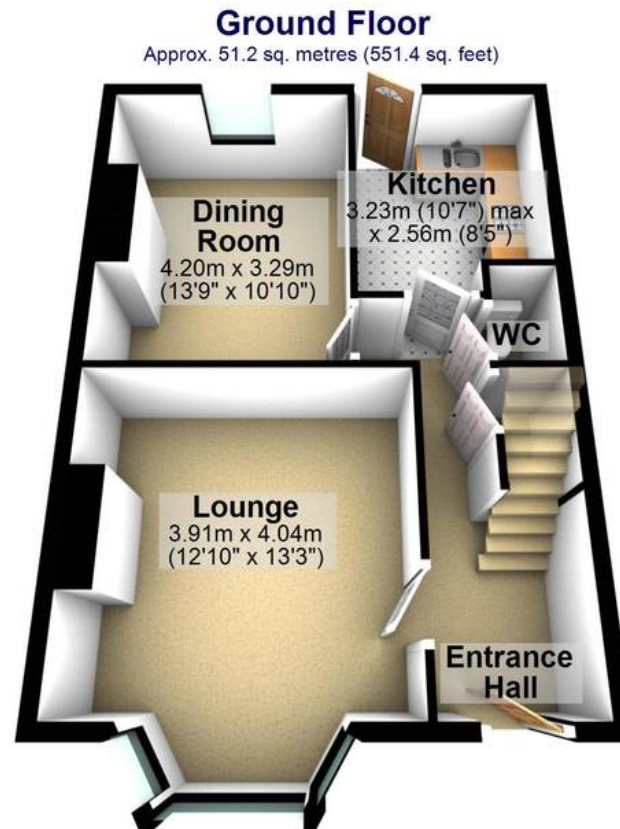
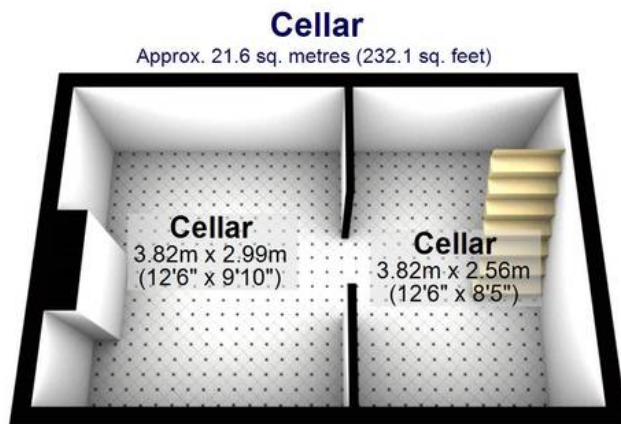
An absolutely stunning, immaculately presented and very well proportioned, three bedroomed, stone built mid Victorian terraced. Finished internally to the very highest of standards by the current vendor to create this beautiful finish. The property also benefits from a downstairs WC and is offered to the open market with the huge benefit of no upward chain. With accommodation spanning across two floors that total an impressive 1,313 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, Endcliffe Park and Ecclesall Road that offer an array of independent cafes, eateries and boutiques.

Council Tax band: C Tenure: Leasehold

- FABULOUS THREE BEDROOM STONE BUILT MID VICTORIAN TERRACE PROPERTY
- AVAILABLE TO MARKET WITH NO ONWARD CHAIN AND VACANT POSSESSION
- PERFECT FOR THE FAMILY OR OR PROFESSIONAL COUPLE
- FINISHED TO A HIGH STANDARD WITH VIEWING ESSENTIAL TO DO FULL JUSTICE
- EXCELLENT LOCAL SCHOOL CATCHMENTS INCLUDING HUNTERS BAR JUNIORS AND HIGH STORRS SECONDARY
- HEART OF ULTRA POPULAR ECCLESALL SUBURB ON THE SIUTH WEST OF THE CITY







Total area: approx. 122.0 sq. metres (1313.0 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



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