



356 Sharrow Lane, Sheffield, S11 8AU

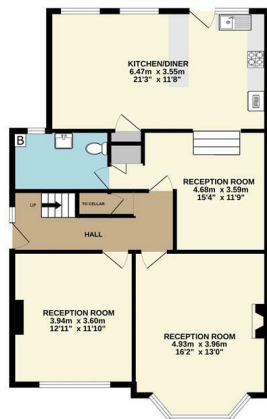
Offers Over £500,000

- No onward chain
- Nearly 2,000ft² of floor space
- Three bathrooms and a downstairs WC
- Freehold
- Rare detached property
- Three reception rooms
- Fantastic location
- Off street parking
- Four bedrooms
- Requires modernisation

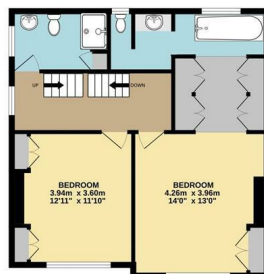
CELLAR
11.4m x 11.1m (375 sq.ft.) approx.



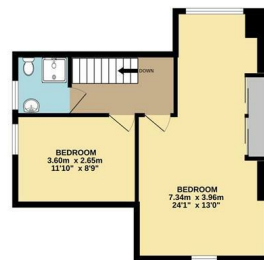
GROUND FLOOR
80.3 sq.m. (864 sq.ft.) approx.



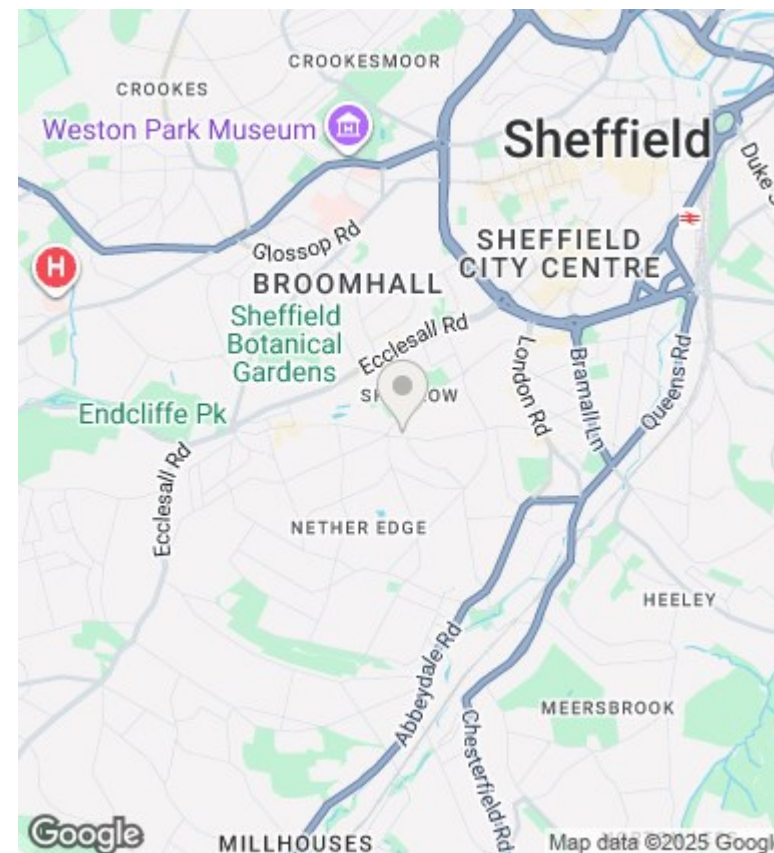
1ST FLOOR
57.3 sq.m. (615 sq.ft.) approx.



ATTIC
42.3 sq.m. (454 sq.ft.) approx.



TOTAL FLOOR AREA: 193.3 sq.m. (2081 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Directions

Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

Council Tax Band

C

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	