











## 26 Bents Road

Ecclesall • Sheffield • S11 9RJ

£695,000

Occupying a substantial plot on an enviable corner location in Ecclesall, S11 is a 1930's 5-bedroom detached property. Generously proportioned, retaining original features and period charm. Offering fabulous potential to extend, develop, or reconfigure all subject to necessary consents. Requires general updating and modernising, providing a superb renovation project in one of Sheffield's most sought-after locations. The ground floor comprises of a generous hallway leading to 2 good sized, bay fronted reception rooms which overlook the front garden, retaining detailed coving, high ceilings and original features. The kitchen adjoins an additional reception room, creating further possibilities to reconfigure or create a larger sized open plan dining kitchen with side porch leading to the rear garden and garages. On this level is also a shower room / WC. The first-floor features 5 bedrooms in total, 2 larger sized, bay fronted double bedrooms and 3 smaller bedrooms, creating a versatile family home. The bathroom is equipped with white suite including bath and hand wash basin, generous fitted storage housing the water tank and WC located separately. Externally the property sits within wraparound gardens, creating privacy from the road, predominantly laid to lawn, featuring a hardstanding patio and off-street parking for multiple vehicles. 2 separate garages offer superb potential to develop or extend the property all subject to necessary consents. Bents Road is a popular tree-lined road, well-placed for local shops and amenities, well-regarded local schools, recreational facilities and access to the city centre, hospitals, universities, Dore Train Station, the motorway and the Peak District.









- 1930's Detached House in Ecclesall, S11
- Occupying an Enviably Corner Location
- 5 Bedrooms & 2 Bathrooms
- Offering Fabulous Potential
- Retaining Original Features & Character

- Sought After Location with Excellent Transport Links
- Driveway & 2 Garages
- Wraparound Garden & Substantial Garden Shed
- Freehold & No Chain

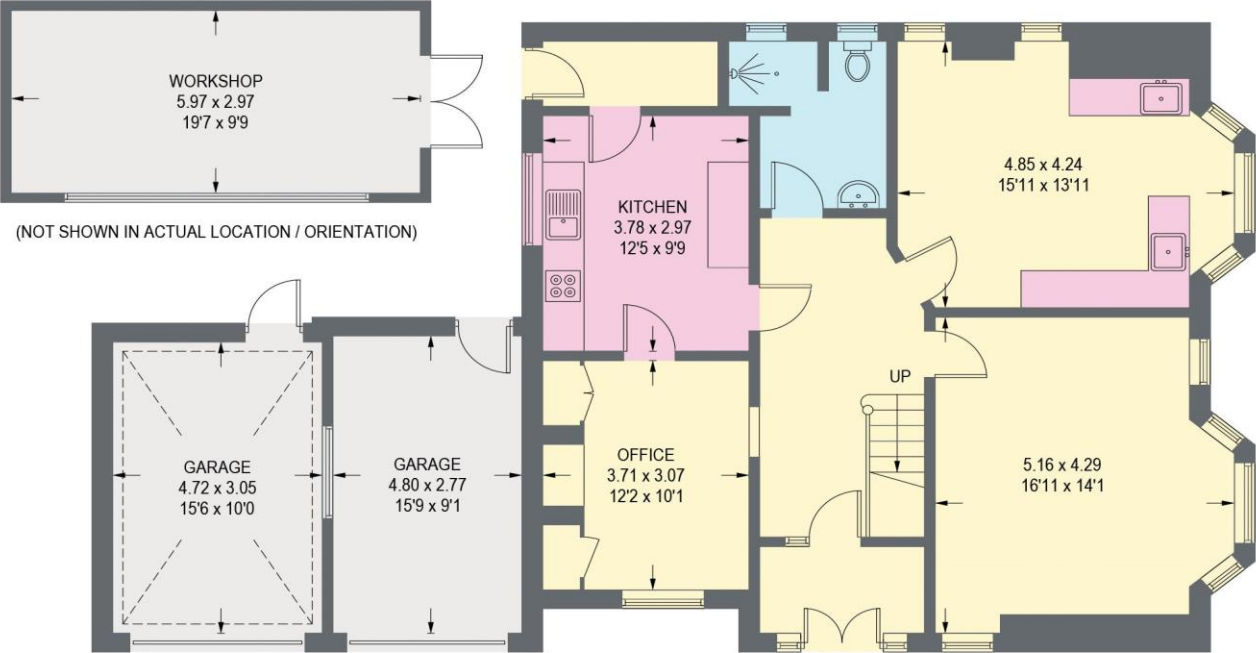
• Council Tax Band E, EPC Rating E



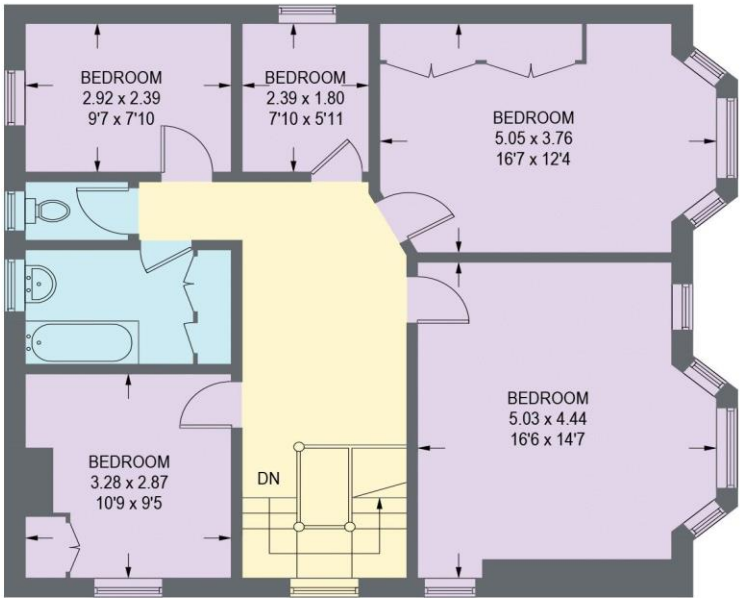


# 26 BENTS ROAD

APPROXIMATE GROSS INTERNAL AREA = 174.9 SQ M / 1883 SQ FT  
OUTBUILDINGS = 46 SQ M / 495 SQ FT  
TOTAL = 220.9 SQ M / 2378 SQ FT



**GROUND FLOOR**  
88.8 SQ M / 956 SQ FT



**FIRST FLOOR**  
86.1 SQ M / 927 SQ FT

Illustration for identification purposes only,  
measurements are approximate, not to scale.





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