







37 Strathtay Road

Ecclesall • Sheffield • S11 7GU

Guide Price £395,000 - £420,000

A fabulous, generously proportioned and extended 3 double bedroom villa terrace house in Ecclesall. Offering light and airy, stylish accommodation over 3 floors, retaining period features complimented by modern fixtures and fittings. Benefits from gas central heating run off a combination boiler, log burner and majority double glazing. A beautiful, cosy bay fronted lounge creates the perfect homely feel, styled in modern grey tones and period feature fireplace. Overlooking the rear garden is a versatile dining area complemented by oak floor and log burning stove. Providing access to the cellar, offering potential to develop. The kitchen has been extended and fitted with a sleek, contemporary design, incorporating integrated oven, gas hob, washing machine and dishwasher. The first-floor features 2 simple, elegant double bedrooms, the larger sized room complemented by bay window, period fireplace and walk in closet. A fully tiled family bathroom provides a modern white suite with shower over bath and contrasting tiled floor. Stairs rise to a second level offering an additional, superb dual aspect double bedroom, complete with thoughtful storage within the eaves and modern ensuite shower room. Accessed through a communal passageway is a private, enclosed rear garden. An attractive outdoor space designed with stone patio, and partial lawn framed by attractive planted borders and fencing. Strathtay Road is a highly sought-after tree lined road, well-placed for local shops and amenities, reputable schools, recreational facilities and access links to the city centre, hospitals, universities and the Peak District.





- Villa Terrace House in Ecclesall, S11
- 3 Double Bedrooms
- Retaining Period Features
- Extended Kitchen with Integrated Appliances
- Superb 2nd Floor Bedroom & Ensuite
- Stylishly Presented Throughout
- Sought After Location on Ecclesall
- Private Enclosed Rear Garden
- Leasehold 800 years 25/03/1908 £1.13pa
- Council Tax Band B, EPC TBC



37 STRATHTAY ROAD

APPROXIMATE GROSS INTERNAL AREA = 109.8 SQ M / 1182 SQ FT

CELLAR = 12.7 SQ M / 137 SQ FT

TOTAL = 122.5 SQ M / 1319 SQ FT



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



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