



Spencer.

17, Alms Hill Road, Parkhead, S11 9RR

## Buy —

A super detached house with an **ENORMOUS** garden and planning permission for large extension

— from *Spencer.*

- A fabulous detached house with planning permission for a large extension
- HUGE gardens fully enclosed to all sides
- Four double bedrooms, two with en-suites
- Principal bedroom with large dressing room (possible bedroom five)
- Open plan living dining kitchen with utility room and views over gardens
- Ground floor WC
- Planning permission reference 21/04444/FUL
- Family bathroom with bath and separate shower
- Short walk to Silverdale School
- What3Words: reach.stays.kinds EPC Rating D - Potential C



Offers Around

**£685,000**



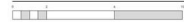


1 Existing First (East) Elevation  
Scale: 1:100

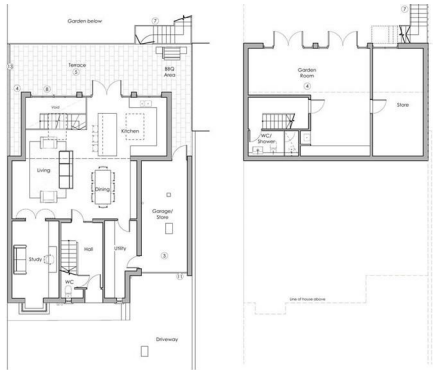


2 Proposed First (East) Elevation  
Scale: 1:100

- Notes**
1. Construction of side bay window.
  2. Demolition of existing garage structure. Replace stone block side extension with brickwork finish. Concrete to match existing.
  3. Double frame rear extension (participating ground and lower ground) garden level.
  4. 2.0m rear existing house existing ground and lower ground (garden level).
  5. Front door terrace with black metal proposed ground.
  6. New concrete steps to garden level. New aluminium entrance grey window frame.
  7. Paint the terracotta roof to match existing.
  8. New white frame entrance front door matching.
  9. New aluminium grey garage door.
  10. New window frame to match existing.
  11. Proposed 1.8m high overhang panel to the northern edge of the terrace.



STATUS	PLANNING	JOB NO.	2105	TITLE	Existing Proposed First (East) Elevations
PROJECT	17 Ash Hill Road 217 088	PROJECT	17 Ash Hill Road 217 088		
DATE	04/08/2021	DATE	04/08/2021		
BY	M & M Allen	BY	M & M Allen		
DATE	October 2021	DATE	October 2021		
SCALE	1:100 @ A3	SCALE	1:100 @ A3		
DATE	October 2021	DATE	October 2021		
SCALE	1:100 @ A3	SCALE	1:100 @ A3		



1 Proposed Ground Floor Plan  
Scale: 1:100

2 Proposed Lower Ground Plan  
Scale: 1:100

- Notes**
1. Construction of side bay window.
  2. Demolition of existing garage structure.
  3. Double frame rear side extension with brickwork finish. Concrete to match existing.
  4. Double frame rear extension (participating ground and lower ground) garden level.
  5. Front door terrace with black metal proposed ground.
  6. Proposed ground.
  7. New concrete steps to garden level. New aluminium entrance grey window frame.
  8. Paint the terracotta roof to match existing.
  9. New white frame entrance front door matching.
  10. New aluminium grey garage door.
  11. New window frame to match existing.
  12. Proposed 1.8m high overhang panel to the northern edge of the terrace.



STATUS	PLANNING	JOB NO.	2105	TITLE	Proposed GA Plans Ground & Lower Ground Plan
PROJECT	17 Ash Hill Road 217 088	PROJECT	17 Ash Hill Road 217 088		
DATE	04/08/2021	DATE	04/08/2021		
BY	M & M Allen	BY	M & M Allen		
DATE	October 2021	DATE	October 2021		
SCALE	1:100 @ A3	SCALE	1:100 @ A3		
DATE	October 2021	DATE	October 2021		
SCALE	1:100 @ A3	SCALE	1:100 @ A3		



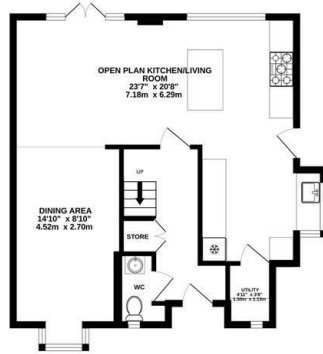


# Floorplan

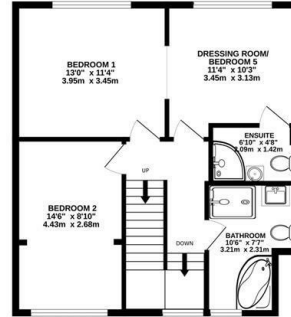
OUTBUILDING



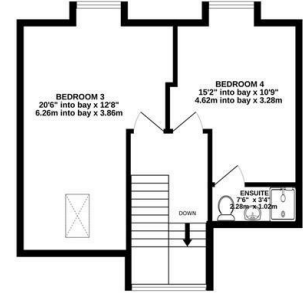
GROUND FLOOR - ROOM HEIGHT 2.15M



1ST FLOOR - ROOM HEIGHT 2.15M



2ND FLOOR - MAX ROOM HEIGHT 2.15M



THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 1690sq.ft. (157.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Spencer.**

+44 (0)114 268 3682

info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S118PP

SpencersEstateAgents.co.uk

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Viewing: Via the Agents

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