

42, High Storrs Rise, Sheffield, S11 7LB

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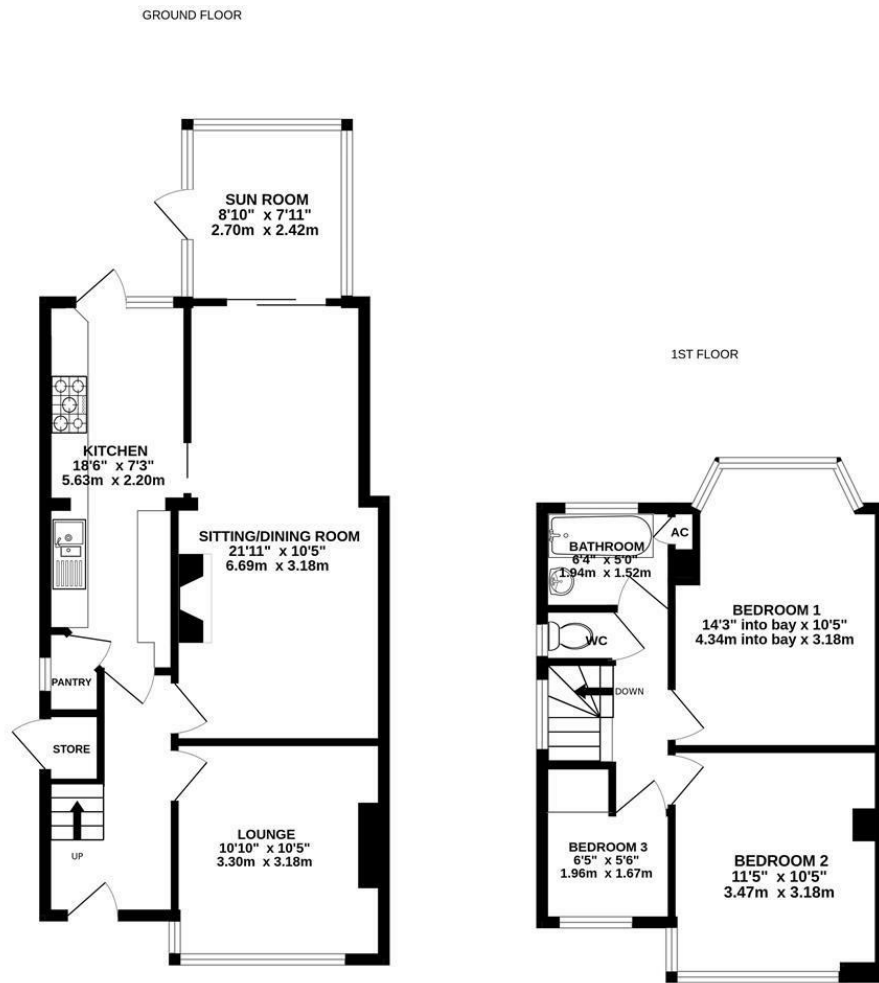
Description

An extended semi detached property that is situated on this well regarded, tree lined road on the edge of High Storrs and Greystones. This lovely home has a single storey extension to the rear that has drastically improved the proportions in both the kitchen and sitting room and then subsequently the current owners have also added a garden room, beyond the large through lounge, to add even more reception space to this deceptively spacious home. The property has three bedrooms on the first floor but due to the compact nature of the third bedroom and the extended rear, they actually utilise the front reception room as a third double bedroom and the small first floor bedroom as a home office and this works much better. There is of course plenty of potential to convert the loft space into further bedrooms if required and subject to regs. The property has an off road parking bay at the front and a lovely rear garden that features an orchard of fruit trees including apples, pear and damson and cherry to the rear. This is a lovely property that enjoys an excellent location close to highly regarded local schooling, transport links and park walks that lead into the beautiful surrounding countryside.

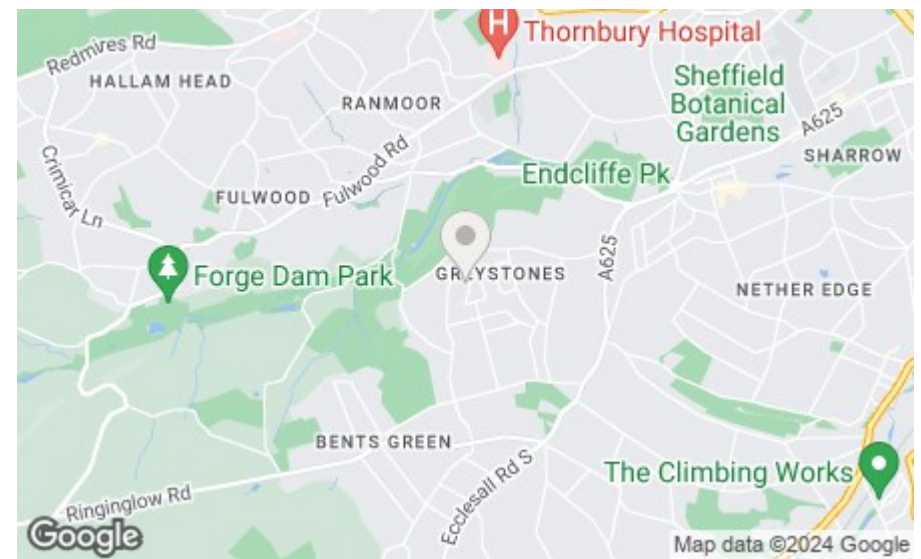
- Three/four bedrooms with one currently situated on the ground floor.
- Small third/fourth bedroom on the first floor would be better utilised as a home office, perfect for those who now spend time working from home.
- Extended sitting room.
- Extended garden room with tiled roof, opening to and overlooking the pretty rear garden.
- Extended kitchen with access to the garden.
- Entrance hall.
- Gorgous rear garden that includes an orchard of mature fruit trees (plum, apple, cherry and damsons).
- Block paved off road parking for one car.
- Council Tax Band C, EPC rating D61.
- 999 year lease from 1936 at an annual ground rent of £4.10.







TOTAL FLOOR AREA: 1033sq.ft. (96.0 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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