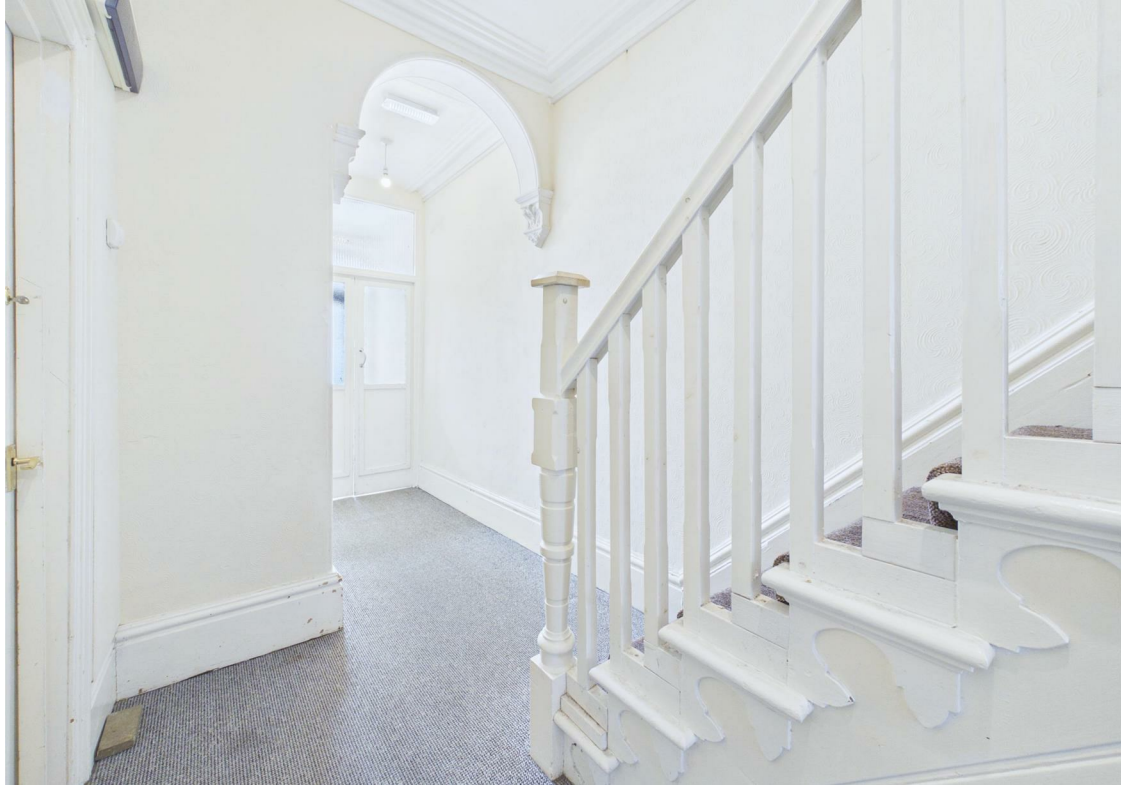
26 Endcliffe Terrace Road
Botanical Gardens
Sheffield
S11 8RT

Saxton Mee



26 Endcliffe Terrace Road,
Botanical Gardens, Sheffield S11 8RT

Situated in one of Sheffield's most sought-after residential locations, just moments from the Botanical Gardens and the vibrant amenities of Ecclesall Road and Sharrow Vale Road, this substantial six double bedroom, four bathroom Victorian semi-detached home offers generously proportioned accommodation arranged over four floors.

Available with immediate vacant possession and no onward chain, the property presents an excellent opportunity for buyers seeking a spacious family home or investment property with scope for further modernisation and improvement.

The accommodation briefly comprises an impressive entrance hallway, elegant bay-windowed sitting room, separate dining room, and breakfast kitchen to the ground floor. The first floor offers three well-proportioned double bedrooms together with a family bathroom, while the second floor provides two further double bedrooms and an additional shower room.

A particular feature of the property is the fully converted lower ground floor, which benefits from both internal access and independent rear access. This level includes a double bedroom with ensuite shower room, a further room with ensuite shower room, together with a family/living room. Offering excellent flexibility for multi-generational living, guest accommodation, or potential rental use.

Externally, the property enjoys an attractive forecourt and front garden area, with side gennel access leading to a rear courtyard and a pleasant south-facing garden.

Ideally positioned within walking distance of the excellent cafés, restaurants, bars, and independent shops of Ecclesall Road and Sharrow Vale Road, the property is also conveniently located for the Botanical Gardens, Endcliffe Park, nearby sports clubs, leading hospitals, universities, and highly regarded local schools.

- Very popular road and great location near to Botanical Gardens and Endcliffe Park
- For sale with immediate vacant possession and no chain
- Accommodation over four floors and with recent new roof
- Lovely large reception rooms
- Easy access of Ecclesall Road and Sharrow Vale Road with speciality shops, restaurants and Hospitals and Universities
- Very large deceptive six bedroom / four bathroom freehold Victorian semi-detached house
- In need of some upgrading
- Professional plans and calculations drawn up to alter the internal layout if purchaser requires
- South facing rear garden area
- Early inspection strongly recommended

Reception Area
Long reception hall with original feature staircase and original Victorian archway.

Ground Floor
Lovely proportioned sitting room with deep bay window, separate dining room with lovely rear aspect over the garden. Breakfast kitchen with extensive range of base and wall units and ample space for dining table

First Floor
Large landing with understairs storage cupboard, double bedroom one, double bedroom two, double bedroom three, bathroom with full suite and electric shower

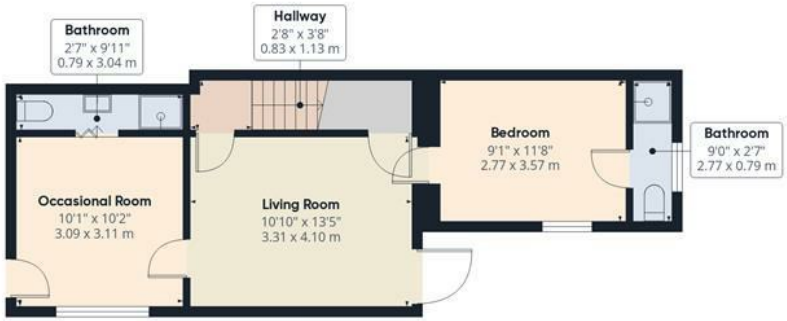
Second Floor
Small landing, double bedroom four with large rear facing dormer window, double bedroom five, shower room with full suite

Lower Ground Floor
Internal staircase to lower ground floor, family / games room with French window giving access to the rear courtyard and southerly facing garden, double bedroom six with ensuite shower room, occasional room with ensuite shower room

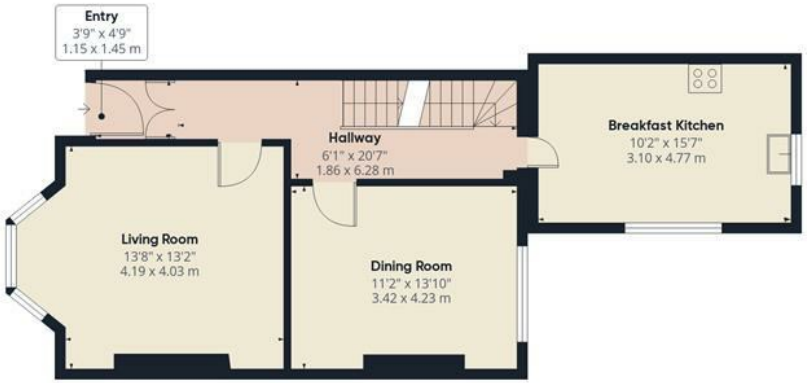
Outside
To the front forecourt and small garden area, gennel giving access below the property to the rear to a courtyard garden area which is southerly facing

Disclaimer; Under the Estate Agents Act 1979, we must declare that the owner of this property is the Managing Director of Saxton Mee Ltd.

Viewings via Banner Cross Office



Floor -1



Ground Floor

Floor 1

Floor 2

Saxton Mee

Approximate total area(1)

1966 ft²

182.8 m²

Reduced headroom

23 ft²

2.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROPOSED ALTERATIONS TO
26 ENDCLIFFE TERRACE ROAD
Saxton Mee
Bathroom
2'7" x 9'11"
0.79 x 3.04 m
Hallway
2'8" x 3'8"
0.83 x 1.13 m
Bedroom
9'1" x 11'8"
2.77 x 3.57 m
Bathroom
9'0" x 2'7"
2.77 x 0.79 m
Family / Cinema / Games / Gym
10'11" x 23'07"
3.31 x 7.21m
WALL REMOVED
BEAM 4 OVER
Floor -1
Entry
3'9" x 4'9"
1.15 x 1.45 m
Living Room
13'8" x 13'2"
4.19 x 4.03 m
WALL REMOVED
BEAM 2 OVER
WALL REMOVED
BEAM 3 OVER
Living / Dining Area
14'50" x 13'10"
4.42 x 4.23m
Kitchen Area
10'2" x 15'7"
3.10 x 4.77 m
Ground Floor
Bathroom
6'2" x 8'10"
1.88 x 2.71 m
2'6" x 7'10"
0.77 x 2.40 m
Landing
3'4" x 17'2"
1.04 x 5.23 m
Bedroom
10'0" x 15'7"
3.05 x 4.77 m
Bedroom
11'4" x 13'2"
3.47 x 4.02 m
Bedroom
10'5" x 13'8"
3.19 x 4.18 m
Floor 1
Landing
2'11" x 6'9"
0.89 x 2.07 m
Master Bedroom
14'44" x 23'5"
4.28 x 7.16m
WALL REMOVED
BEAM 1 OVER
Floor 2
Approximate total area(1)
1966 ft²
182.8 m²
Reduced headroom
23 ft²
2.1 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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