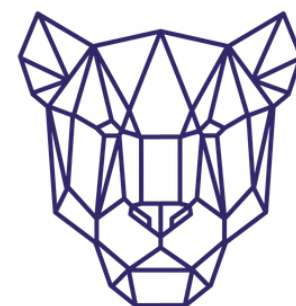




Guide Price £375,000  
Bannerdale Road, Sheffield, S11 9FB

 x3  x1  x2



**PANTERA  
PROPERTY**



Ideally suited to a range of buyers, the property would make an excellent choice for young professionals, couples or families alike.

Property Description

A well-proportioned three-bedroom semi-detached house offering spacious and versatile accommodation arranged over two floors, together with off-street parking, a garage and front and rear gardens.

The ground floor comprises an entrance hall providing access to a generous living room, separate dining room, fitted kitchen and a useful downstairs WC.

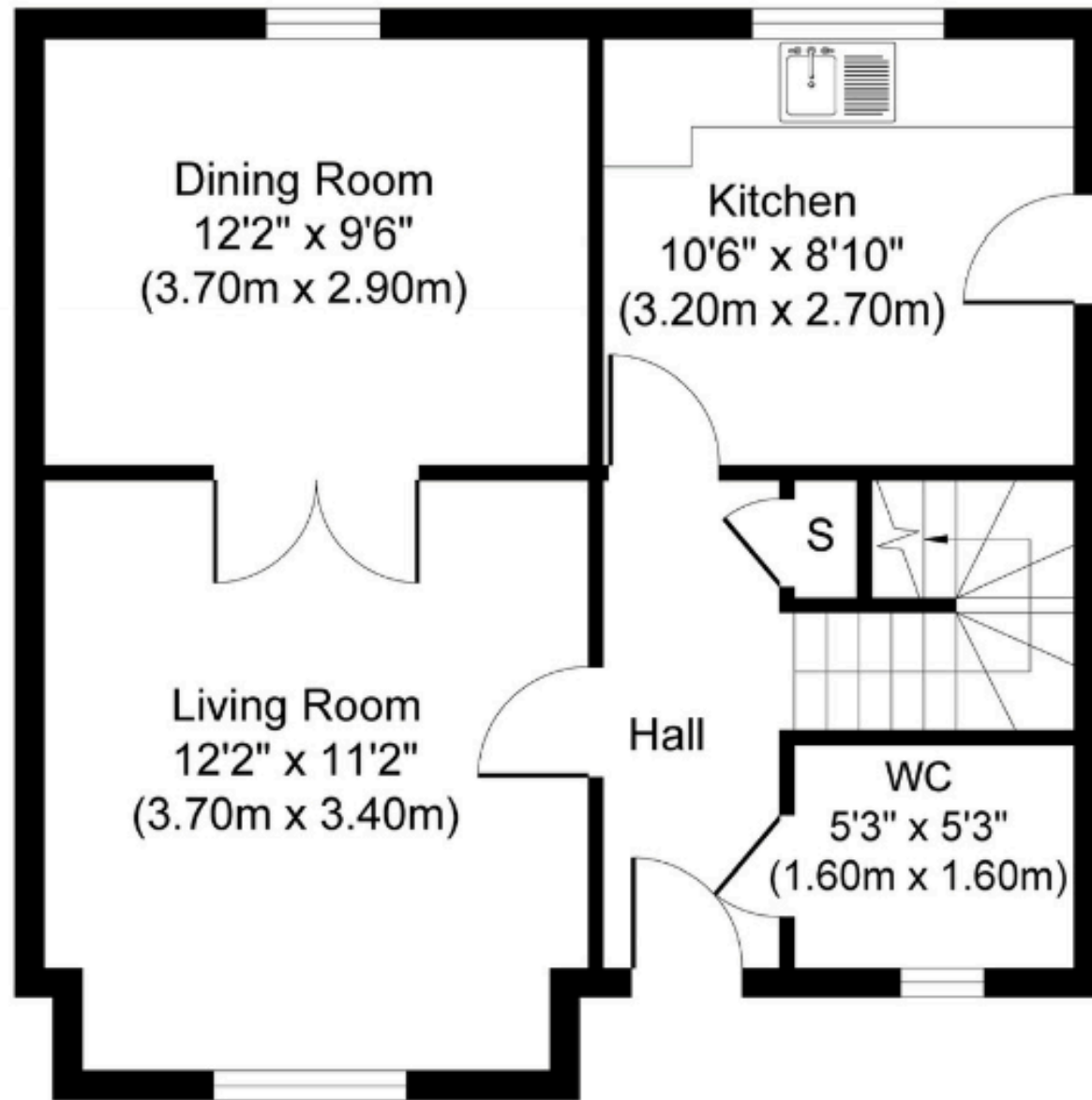
The first floor provides three bedrooms, a family bathroom and an additional WC, with the principal bedroom offering particularly good proportions.

Externally, the property benefits from front and rear gardens, providing useful outdoor space, together with off-street parking and a garage, offering valuable storage and parking provision.

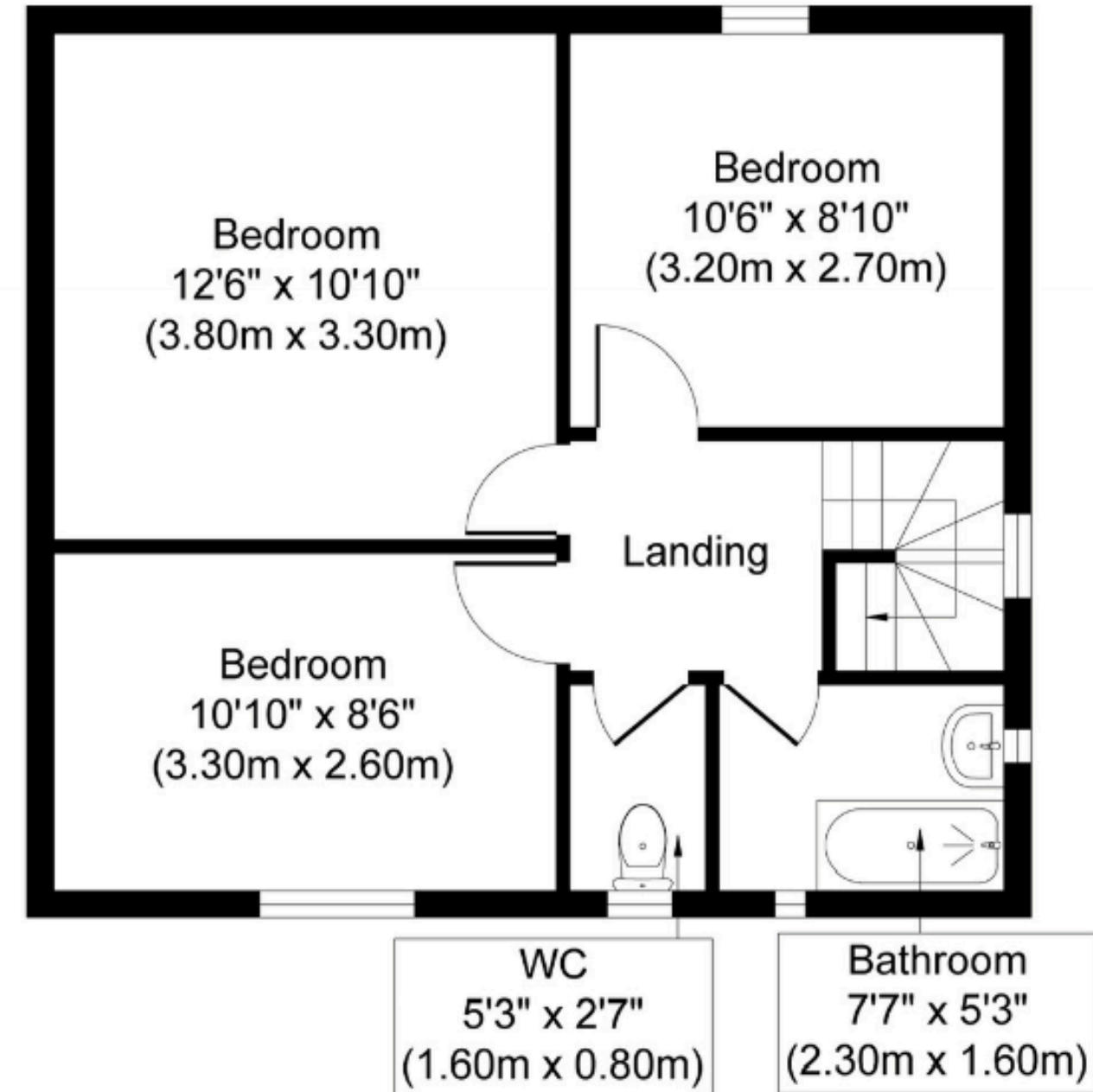
Overall, this is a spacious family home with well-balanced accommodation and excellent potential, subject to any necessary updating and modernisation.

Please call the office on 0330 118 6610 and ask for Amy for any further details.





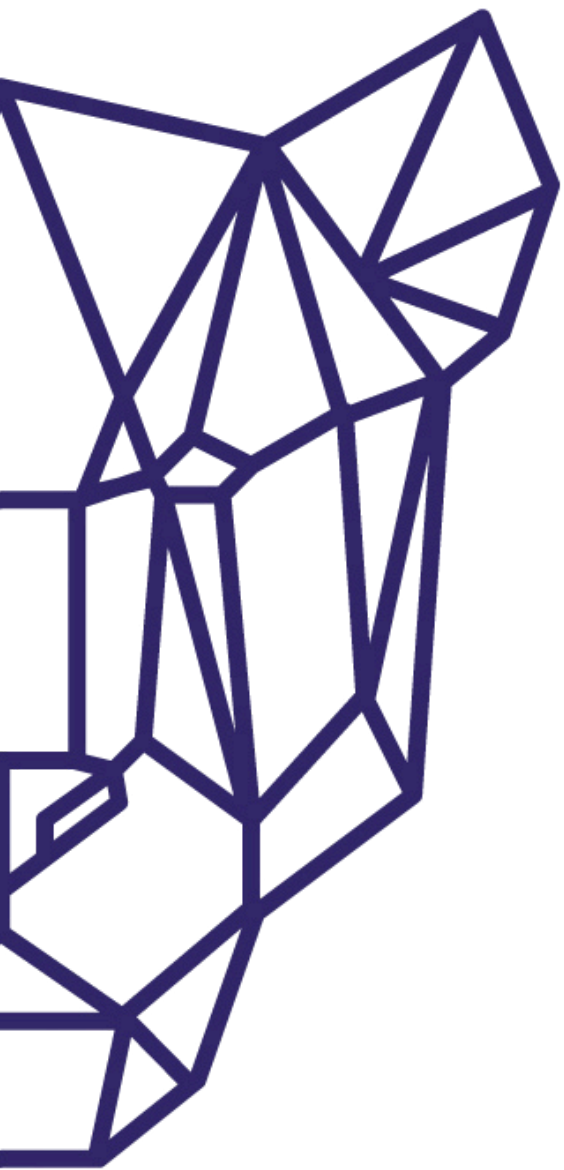
**Ground Floor**  
**Approximate Floor Area**  
**500 sq. ft**  
**(46.46 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**476 sq. ft**  
**(44.24 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





# Additional Information

|                               |                                                              |                    |                     |
|-------------------------------|--------------------------------------------------------------|--------------------|---------------------|
| Local Authority:<br>Sheffield | Tenure:<br>Leasehold -<br>800 years<br>from 25<br>March 1954 | Size:<br>976 sq.ft | Council Tax Band: C |
|-------------------------------|--------------------------------------------------------------|--------------------|---------------------|

## Location

The location offers convenient access to a wide range of amenities, with the shops, cafés, bars and restaurants of Ecclesall Road approximately 1 mile away. There are a number of well-regarded schools within close proximity, including Clifford All Saints CoFE Primary School and Mercia School, both approximately 0.5 miles away, with Greystones Primary School approximately 0.6 miles away and High Storrs School approximately 0.75 miles away. The property is approximately 2.2 miles from Sheffield city centre, providing easy access to the city's extensive range of shopping, leisure and cultural facilities. Sheffield Railway Station is approximately 2.2 miles away, whilst Dore & Totley Railway Station is approximately 2.1 miles away, providing further transport connections.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 52 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Viewing

Please contact Amy at Pantera Property to arrange on 0330 118 6610.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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