



26 Endcliffe Terrace Road  
Botanical Gardens  
Sheffield  
S11 8RT

Facilities  
holders  
only  
Mon-Sat  
9 am - 6:30 pm

Saxton Mee



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

Guide Price £575,000 – £600,000

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

Viewings via Banner Cross Office

### **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

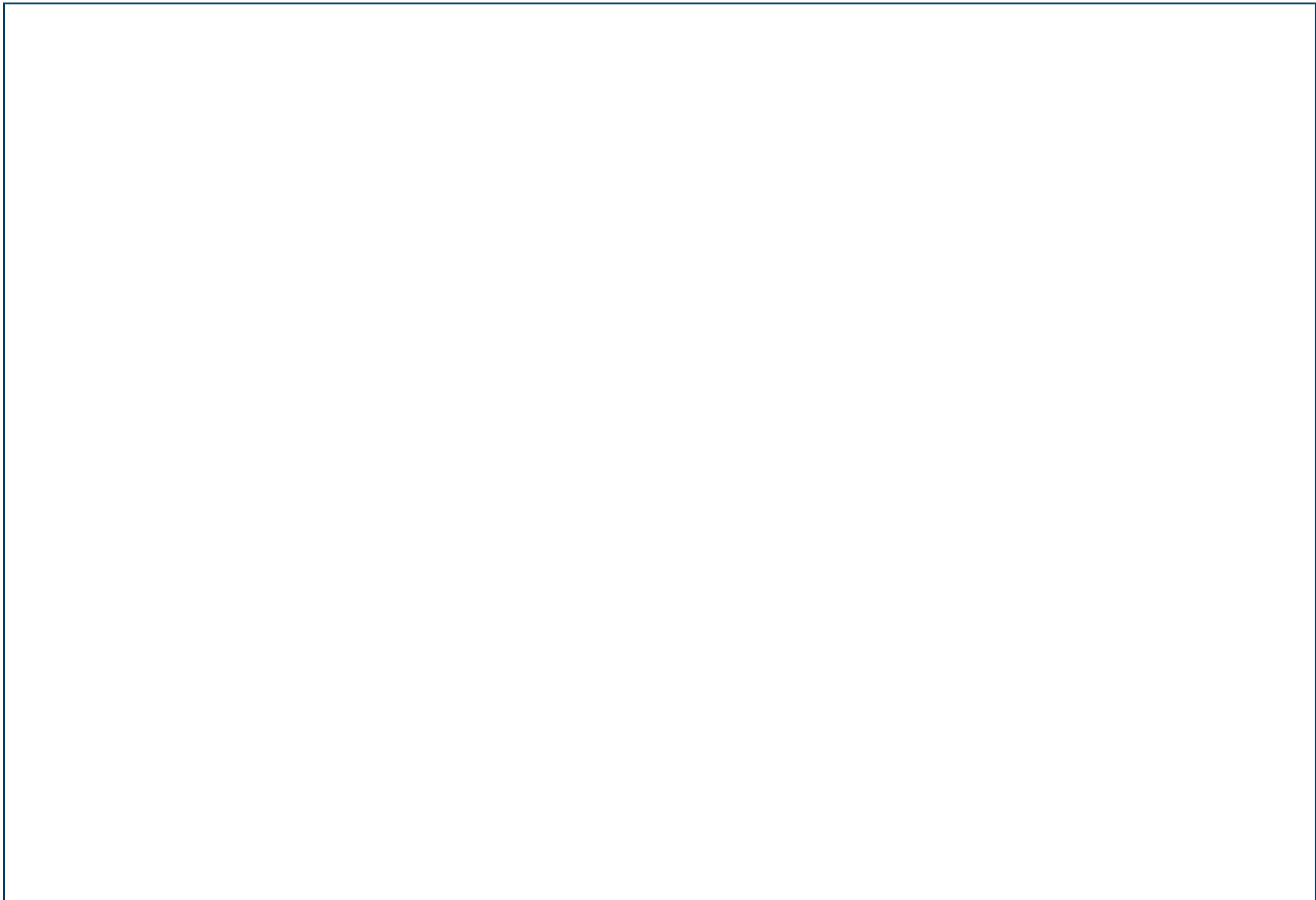
### **Lower Ground Floor**

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.





Floor -1



Ground Floor

Approximate total area<sup>m</sup>

1966 ft<sup>2</sup>  
182.8 m<sup>2</sup>

Reduced headroom

23 ft<sup>2</sup>  
2.1 m<sup>2</sup>



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom

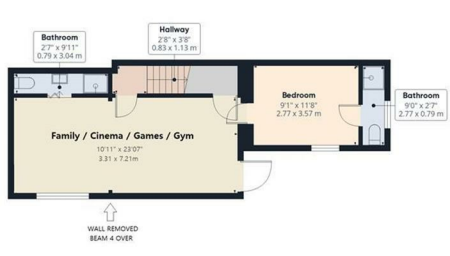
----- Below 5 ft/1.5 m

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



Approximate total area<sup>m</sup>  
1966 ft<sup>2</sup>  
182.8 m<sup>2</sup>

Reduced headroom  
23 ft<sup>2</sup>  
2.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 R/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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