



Roscoe Bank, Stannington,  
Sheffield, S6 5PN



### OIRO £500,000

- Masses of Potential
- Detached
- Breathtaking Panoramic Views over Rivelin Valley
- Three Bedrooms
- Three Reception Rooms
- Huge Garage Space
- Freehold
- EPC rating U

Because property is personal with...

**Belvoir**



Belvoir Sheffield are pleased to present to the market this three-bedroom detached property with masses of potential, located in the highly sought-after Stannington area of Sheffield, offering panoramic views over Rivelin Valley.

In need of modernisation, the property has not been updated for many years, providing an excellent opportunity for redevelopment or refurbishment to suit your own taste.

With vacant possession and no chain, this is a rare opportunity for buyers looking to create their dream home in a prime location.

Downstairs, the accommodation comprises three reception rooms, a spacious hallway, and a kitchen. The main reception room boasts incredible, undisturbed views over Rivelin Valley, with large sliding doors leading to a balcony. The second reception is bright and airy, featuring a large window, while the smallest reception offers the potential to knock through into the kitchen to create a large kitchen/diner. There is also a convenient downstairs WC with sink.



To the first floor, there are three double bedrooms, plus a small room currently used as office space, which could easily be converted into an en suite bathroom for the master bedroom. Two of the bedrooms benefit from walk-in wardrobe space, while the third bedroom enjoys breathtaking views. A cupboard on the landing provides additional storage.

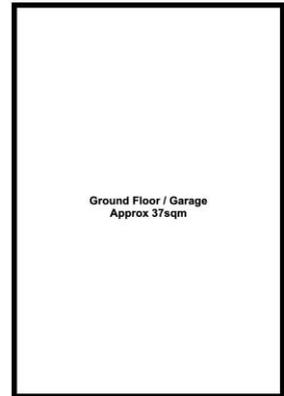
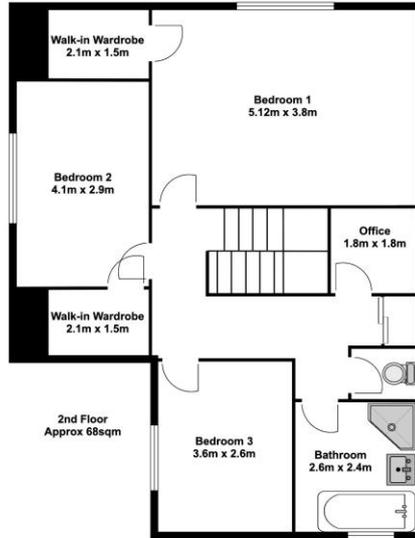
The family bathroom is a good size and comprises a bath, enclosed shower, and sink, with a separate room housing the toilet.

The property sits on a generous plot and benefits from a driveway providing parking for multiple vehicles. Heating is via electric ceiling heating, as there is currently no gas to the property, although the current owners believe a gas connection may be available just outside (prospective buyers would need to carry out their own investigations). The property also includes a substantial garage with potential for a variety of uses.

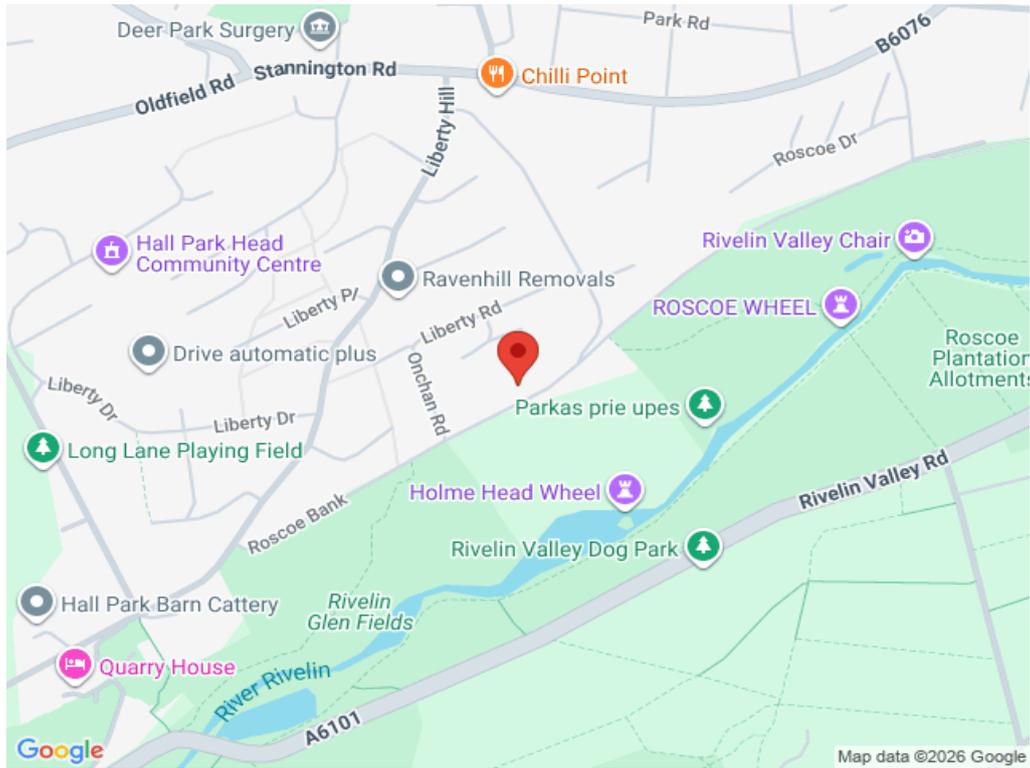
Located on the edge of Rivelin Valley, Stannington is a highly desirable area known for its blend of suburban charm and natural beauty. The property enjoys excellent access to local amenities, well-regarded schools, parks, and public transport links.

#### **Disclaimers and Advice:**

We endeavour to make our sales particulars accurate and reliable; however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.



Outdoor Space & Land excluding the footprint of the house is approx 900sqm



# Belvoir

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