



91, High Storrs Road

Sheffield, S11 7LD

Description

This fabulous home has been extended to the side and rear and now provides an excellent range of accommodation, over three floors, that includes an open plan dining kitchen, two further reception areas, four bedrooms and two bath/shower rooms making it perfect for the family market. On top of this the property enjoys a lovely setting on High Storrs, a short walk away from Bingham Park, local amenities at the top of Greystones Road and further, more comprehensive facilities on Banner Cross and in Bents Green. The excellent layout on the ground floor will be sure to impress, having an open plan kitchen that opens onto both the front facing sitting room and extended rear dining room. This space offers flexibility and the versatility to use as you see fit. The generous 1310 square feet of accommodation is complemented by a



- Cavity wall insulation, double glazing and gas central heating combine to provide an excellent EPC rating of B82 and reduce utility costs.
- Open plan dining kitchen with French windows to the garden terrace.
- Entrance hall and ground floor W.C.
- Freehold and Council Tax Band D.
- Four bedrooms including three good doubles.
- Extended garden room that could be utilised in a number of ways and provides space for a home office or children's lounge.
- Driveway and garage for storage.
- Living room with wood burning stove creating a cosy feel in the colder months of the year.
- Two bath/shower rooms including an ensuite.
- Long rear garden.



substantial garden to the rear which has areas of lawn interspersed with vegetable plots, a terrace and a summerhouse at the end of the plot. On top of all this the property has solar panels, cavity wall insulation and a modern heating system that reduce costly utility bills.

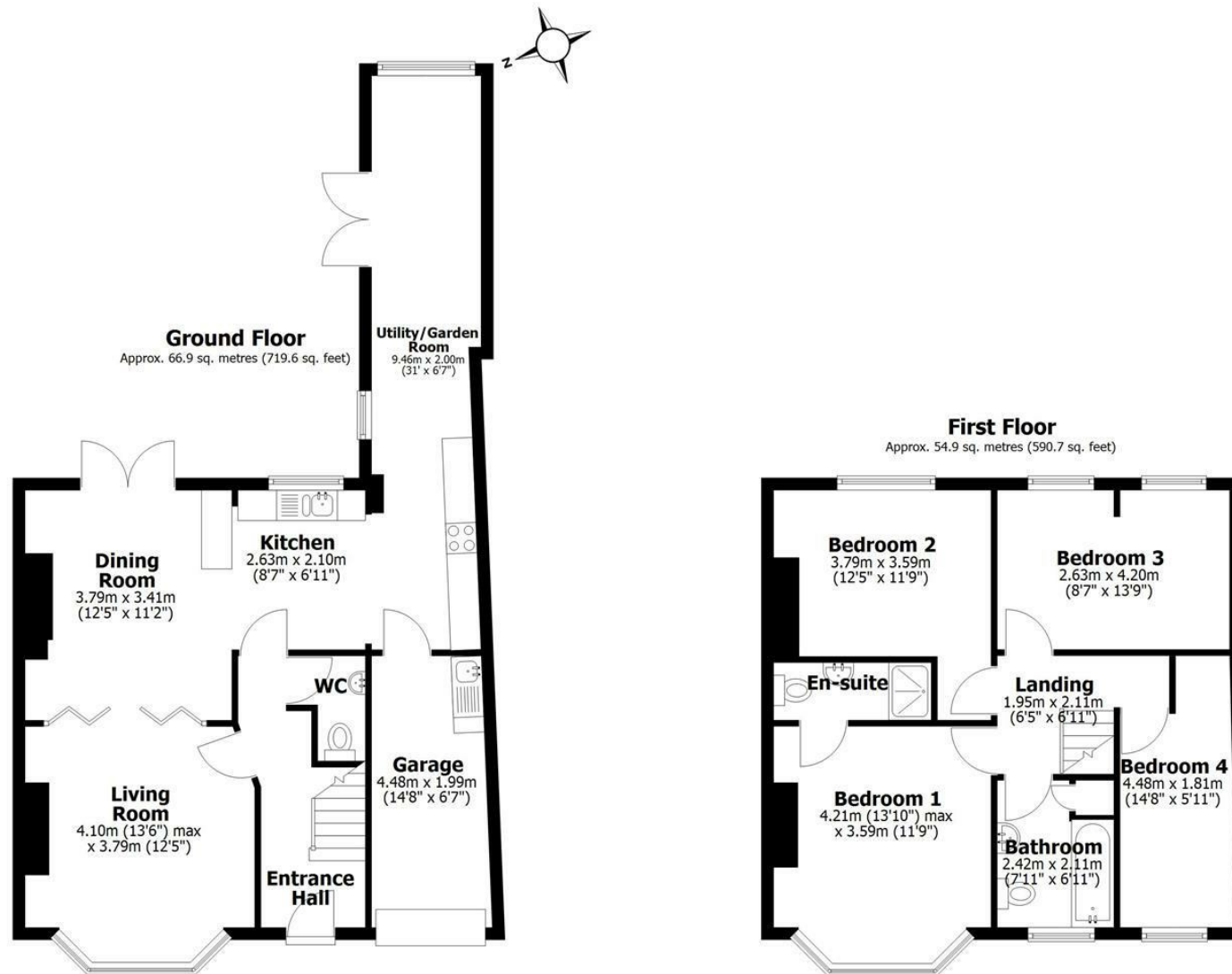
Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.







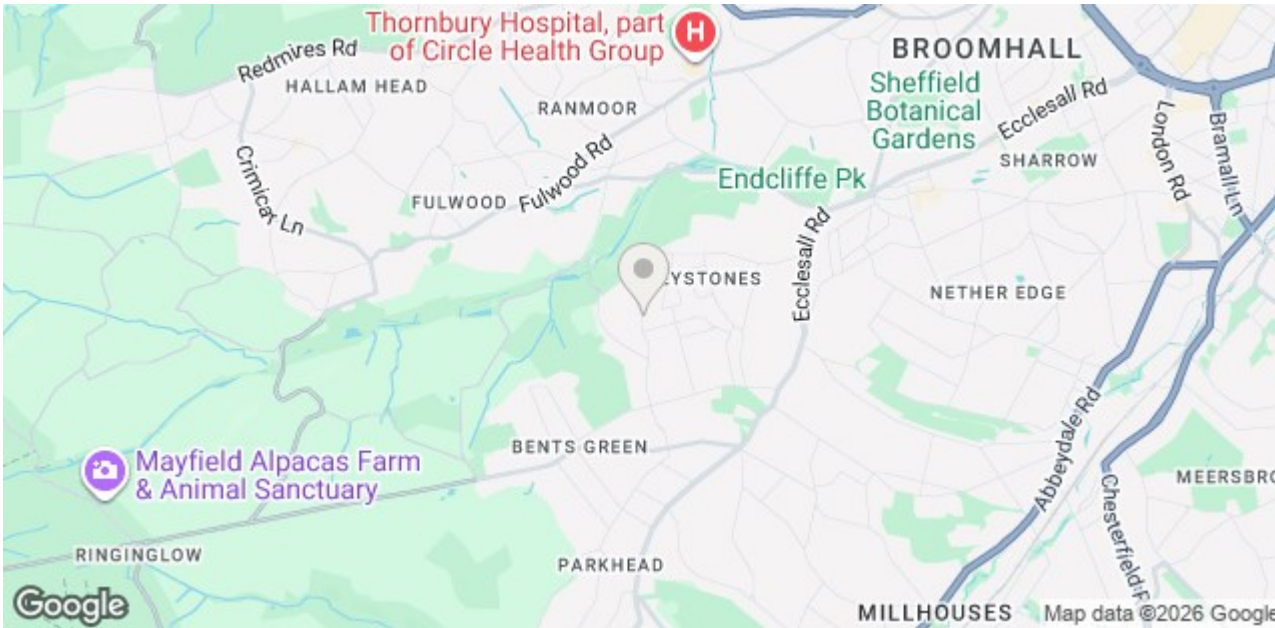


Total area: approx. 121.7 sq. metres (1310.4 sq. feet)

All measurements are approximate
 Yorkshire EPC & Floor Plans Ltd
 Plan produced using PlanUp.

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Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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