



St Johns Vicarage, Forbes Road, Sheffield, S6 2NW

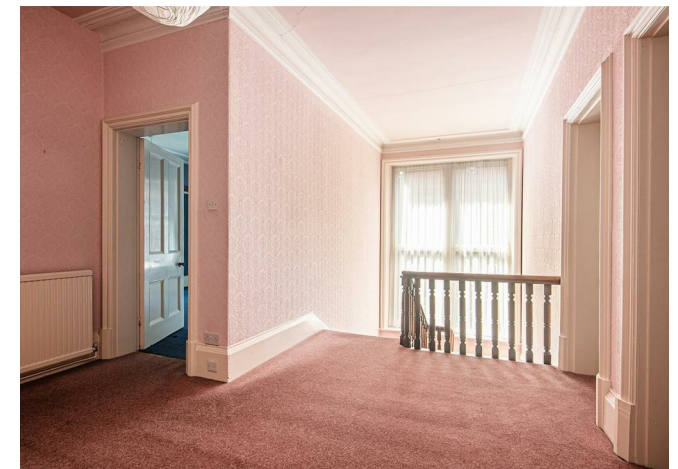
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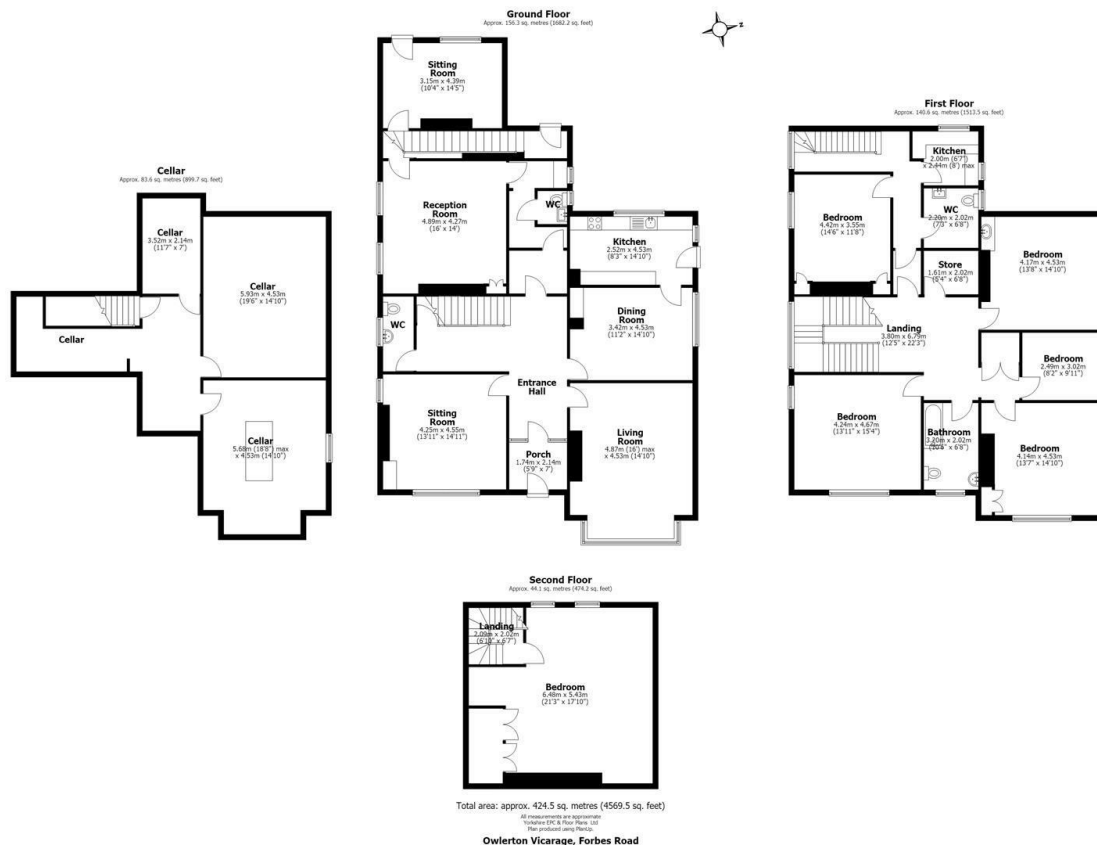
Description

A quite beautiful, stone built detached property with steeply sloping gables. The property is situated on a generous plot which can be accessed from driveways at the front and rear. The main entrance, off Forbes Road, provides a great first impression with a driveway sweeping through the predominately lawned garden and leading to an attached garage at the side of the house. The main house offers excellent proportions and includes a wide and welcoming reception hall, three large reception rooms, a kitchen, bathroom and four good double bedrooms while the self contained annexe to the rear provides a further two reception areas, two bedrooms, a kitchen, bathroom and a separate W.C. There is the potential to combine both parts of the house into a family residence that would encompass over 3669 square feet of accommodation or investors may prefer to redevelop the whole site subject to regs. The location, in the heart of this vibrant community is ideal for accessing the excellent amenities that can be found in Hillsborough alongside superb transport links with both bus and tram services providing speedy links into town. Although requiring a general scheme of modernisation the property does benefit from gas ventral heating and UPVC double glazing and represents an exciting opportunity.

- Large detached property on a generous plot that may attract interest from the investor market.
- Six good bedrooms and five spacious reception rooms offering flexibility in the way then can be utilised.
- Potential for two separate dwellings with a self contained annexe featuring its own driveway at the rear.
- Plenty of off road parking alongside two garages.
- Basement rooms that could add a further 899 square feet of accommodation to the property if they were to be developed (subject to regs)
- No onward chain.
- Freehold.
- UPVC double glazed and gas centrally heated with an EPC rating of D55.
- Attractive walled gardens to the front and side.







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