

392, Ecclesall Road South, Sheffield, S11 9PY

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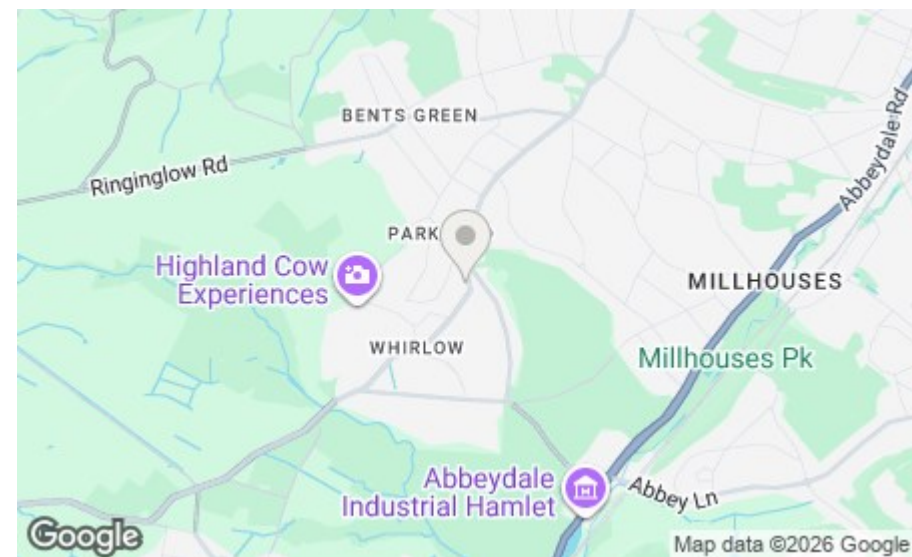
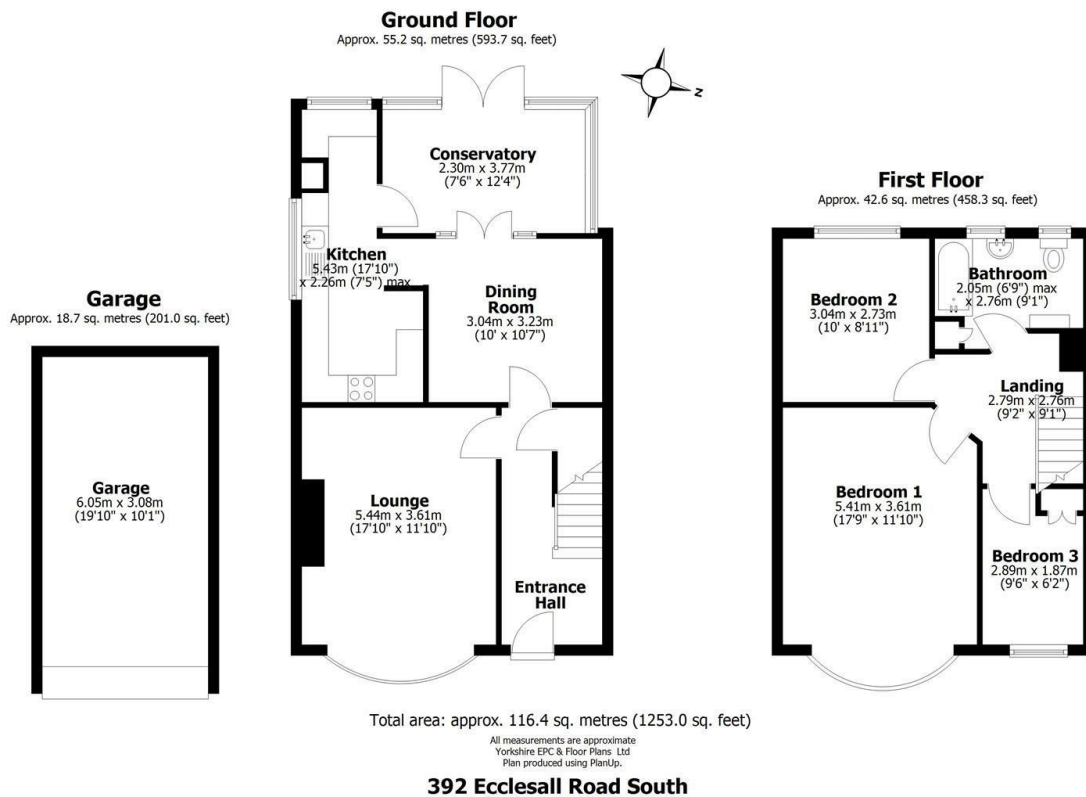
Description

An attractive 1920's, slightly extended property that boasts a handsome stone façade and accommodation extending to over 1253 square feet across two floors. The property stands in a slightly elevated position from the road and, as such, has a lovely open outlook, at the front, and a pleasing view over the garden from the rear. This run of properties on the bend at Parkhead have always been well regarded. Popular with the family market due to the excellent school catchment, large gardens and proximity to the surrounding countryside and offering the potential for more living space if the loft were to be converted (subject to regs). Unlike some of the houses closer to Parkhead, number 392 also has a driveway that leads to a garage (possible parking space). The property is well presented and the side extension has allowed for better proportions on the ground floor. It is suggested that the kitchen could be knocked through to the dining room and conservatory to create a lovely, open plan dining kitchen, if preferred and subject to the necessary consents.

- Three bedrooms including a lovely principl bedroom which has stripped floorboards and a bay window.
- Living room with a bay window and a feature fireplace.
- Dining room with French windows to the conservatory.
- UPVC double glazed conservatory with further French windows opening onto the terrace and garden.
- Extended kitchen.
- Family bathroom.
- Driveway leading to a single garage at the rear.
- Large, westerly facing garden with a terrace and a long lawn leading up a gentle slope.
- Council Tax Band D and a n 800 year lease from 1924 at an annual ground rent of £8.
- Majority double glazed with UPVC and gas central heating combine to create an EPC rating of D62.







Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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