



# 49, Whirlow Lane

Sheffield, S11 9QF



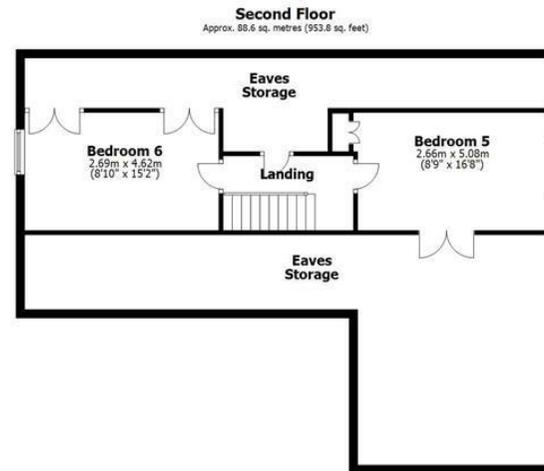
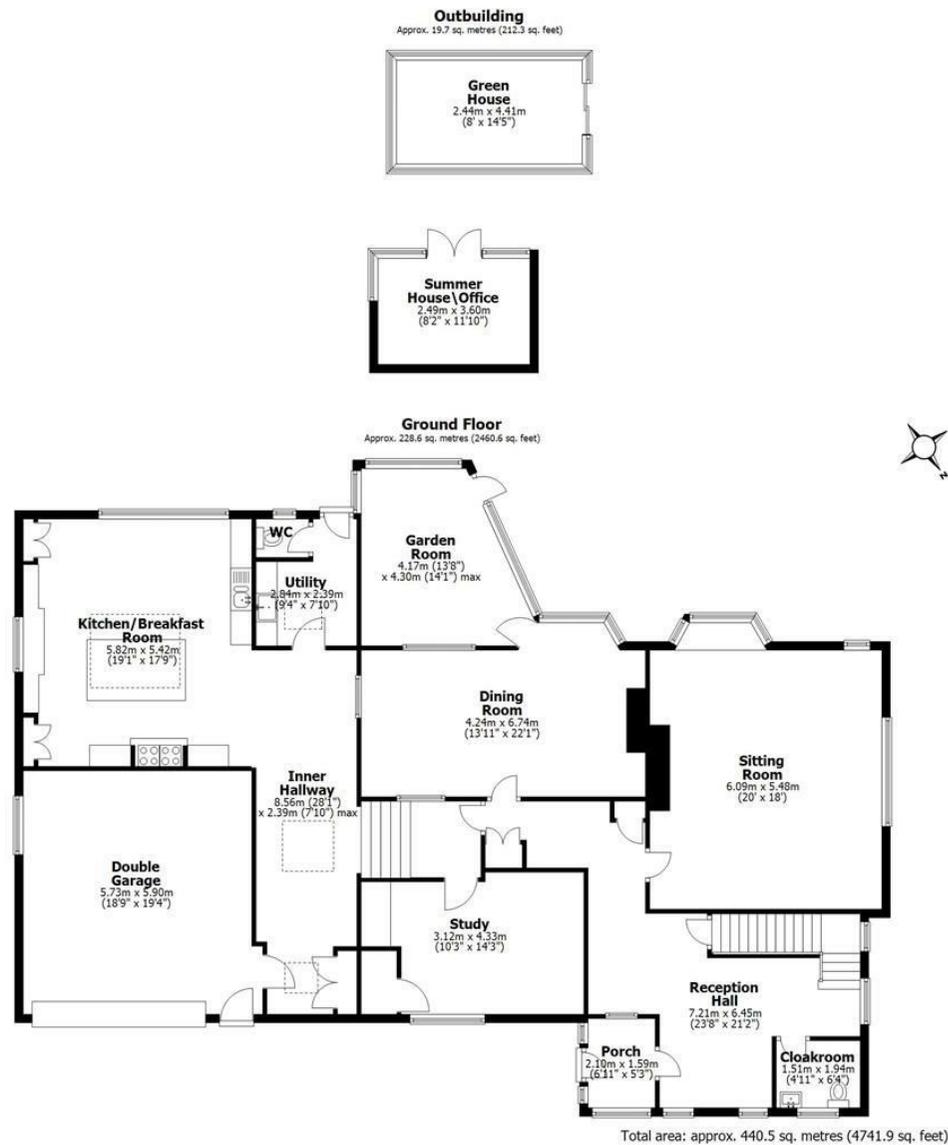
- ELR Premium Sale - Buyers fees of £595 including VAT will apply.
- Large and very well presented dining kitchen with a central island and a lantern light, perfect for family life and entertaining guests.
- Very large, south westerly facing plot that extends to nearly an acre and offers huge potential for further development of the house (subject to regs).
- Six bedrooms which include five good doubles and a principal suite which has an ensuite dressing room.
- Three bathrooms including two ensembles.
- Reception hall, inner hall, utility room and two ground floor W.C.'s.
- Two spacious reception rooms alongside a versatile garden room and a ground floor home office/snug.
- Off road parking for a number of cars and a large, integrated double garage.
- Within catchment for some of the best schools in the city.







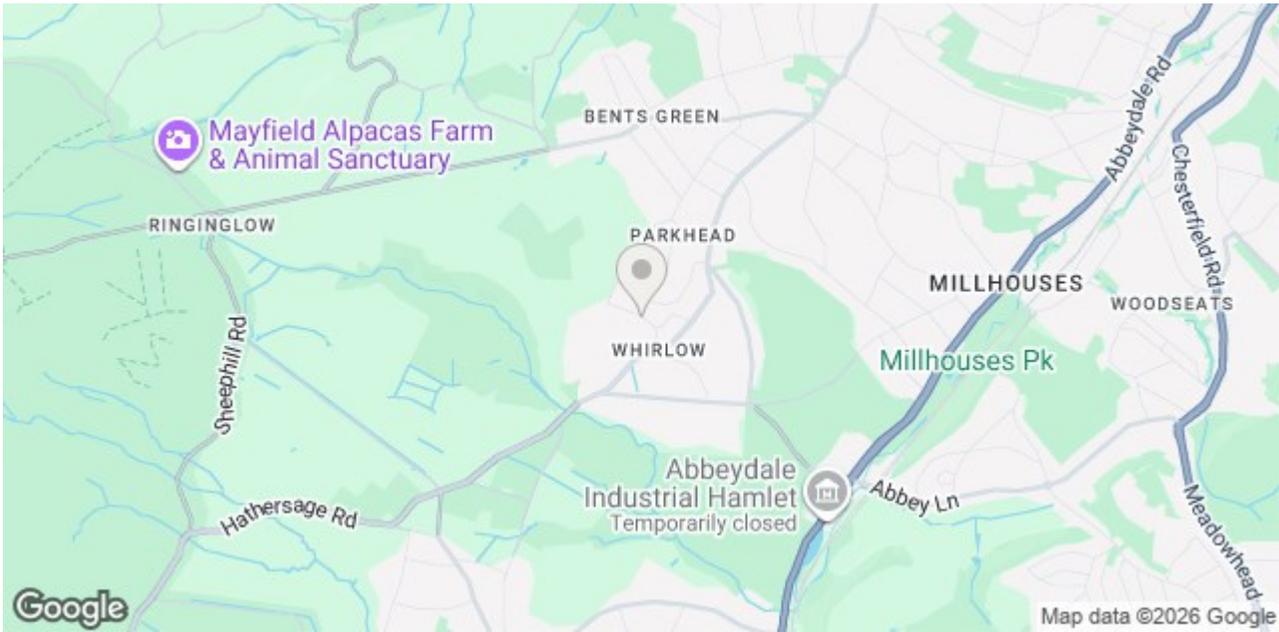




All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp

**Barten Meadow, 49, Whirlow Lane**

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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