



# 25, Whirlow Grove

Sheffield, S11 9NR

Situated to the south and west of the city, between Ecclesall and Dore Village, at the foot of the picturesque Limb Valley, Whirlow is an extremely desirable suburb and the perfect setting to complement this outstanding home. Think broad tree lined avenues and impressive detached residences, on predominately large plots set well back from the road. There are very few semi-detached houses in Whirlow, and those that do become available tend to attract huge amounts of interest as they represent an affordable way to live in one of Sheffield's premium areas. Appropriately the local schooling has also been rated as outstanding in recent Ofsted reports. This significantly extended and superbly appointed, semi-detached house offers the perfect blend of space and style. Boasting a really impressive and spacious, open plan kitchen diner, two reception rooms (one which is perfect as a home office), four bedrooms, and two bathrooms, this property is ideal for families looking for comfort and functionality. The open-plan kitchen diner with bifold doors creates a seamless transition between indoor and outdoor living, perfect for entertaining guests or simply enjoying a sunny day. The home office provides a dedicated space for remote work or study, ensuring productivity and convenience. With three double bedrooms and one generously sized single bedroom, there is ample room for everyone in the family to have their own space. The finish of this property is of the highest quality, promising a luxurious and comfortable living experience for its residents. A well designed garden, located to the rear and side of the property basks in the sun, all day, making it an ideal place for relaxation, BBQs and children to play in. Parking is a breeze with space for two to three vehicles, eliminating the stress of searching for on-street parking. The fantastic location adds to the appeal of this property, offering convenience and accessibility to local amenities and green spaces.

Don't miss out on the opportunity to make this house your home - a perfect combination of modern living and traditional charm awaits you at Whirlow Grove.

We have created 'ELR' Premium in order to streamline the buying process, and significantly reduce abortive sales. Purchasers will benefit from a pre sales buyers pack, created by our legal partners, to give buyers as much information as possible prior to committing to purchase. The pack includes:

Property Information Questionnaire

Fittings and Contents list

Official copy of the register

Title plan

Local search

Water and drainage search

Coal and mining search

Environmental search

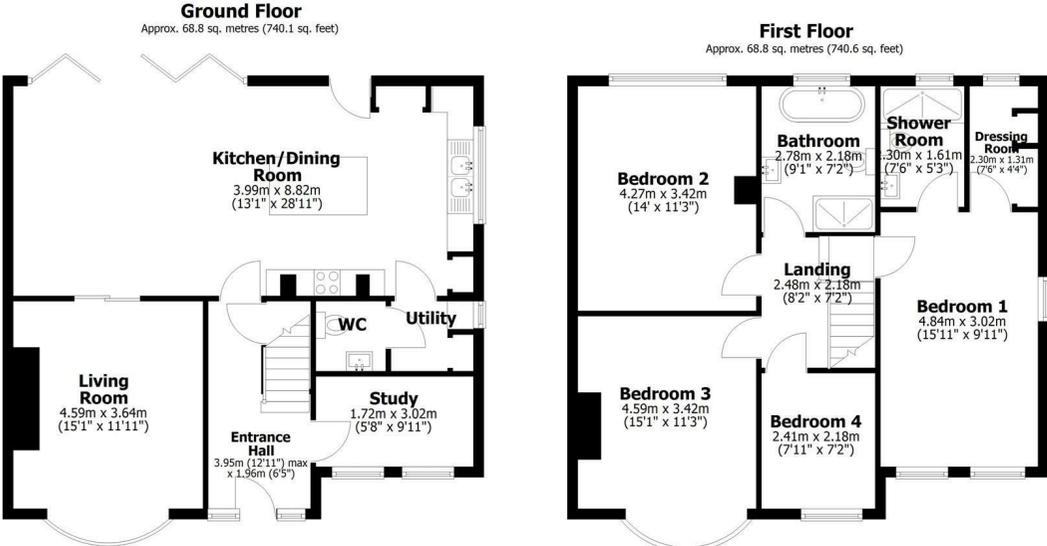
By purchasing via this method, it has been proved to significantly improve completion times, as well as reduce fall through rates.

\* fees apply for this service

- Stunning, open plan kitchen diner with bifold doors to the rear garden and patio.
- Principal bedroom with walk in wardrobe, beautiful ensuite and three further bedrooms.
- Wide and welcoming reception hall creating a great first impression to this lovely home.
- Luxurious family bathroom with modern sanitary ware and elegant, marble tiling.
- Sold via ELR Premium (buyer's fees of £595 inc VAT apply)







Total area: approx. 137.6 sq. metres (1480.7 sq. feet)

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

**25 Whirlow Grove**

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ESTD 1840

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