



**WHITEHORSES**

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**46 Charnley Avenue, Bannerdale**

Sheffield

**Guide Price £350,000-£365,000**

# 46 Charnley Avenue

Bannerdale, Sheffield

A well presented and very well proportioned three great sized bedroomed, semi-detached family home. Quietly tucked away on this well sought after residential road within the very heart of ultra popular Bannerdale towards the south west of the city. With fabulous open views to the front towards Millhouses and beyond, off road parking and garage to the front, excellent potential to easily further extend the existing footprint to the rear, side and loft as neighbouring properties have done so (subject to planning) to create a forever home. Currently set across two spacious and light filled floors that total an impressive 1,805 sq feet. Offered to the open market with the added benefit of no upward chain this beautiful property is sure to be of interest to the growing family market and simply must be viewed to be fully appreciated.

Council Tax band: C Tenure: Leasehold

- WELL PRESENTED AND PROPORTIONED THREE GOOD SIZED BEDROOM SEMI DETACHED FAMILY HOME
- QUIET TUCKED AWAY CUL DE SAC POSITION WITHIN THE VERY HEARG OF ULTRA POPULAR BANNERDALE IN TBE HEART OF S11
- PERFECT FOR THE GROWING FAMILY MARKET LOOKING TO CREATE A FOREVER HOME
- VAST AS YET UNTAPPED POTENTIAL TO EXTEND TO THE REAR SIDE AND LIFT AS NEIGHBOURING PROPERTIES HAVE DONE SUBJECT TO PLANNING TO ADD FUTURE VALUE
- EXCELLENT SCHOOLING CATCHMENTS INCLUDING GREYSTONES JUNIORS AND BOTH HIGH STORRS/MERCIA SECONDARY
- SHORT STROLL TO BANNER CROSS ARRAY OF INDEPENDENT SHOPS CAFES AND EATERIES AVAILABLE TO MARKET WITH THE BENEFIT OF NO





## Ground Floor

Approx. 64.9 sq. metres (698.4 sq. feet)



## First Floor

Approx. 45.3 sq. metres (487.4 sq. feet)



Total area: approx. 110.2 sq. metres (1185.8 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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