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CARLTON
VILLAS

26 Roach Road, Brincliffe

Sheffield

Guide Price £325,000 – £350,000

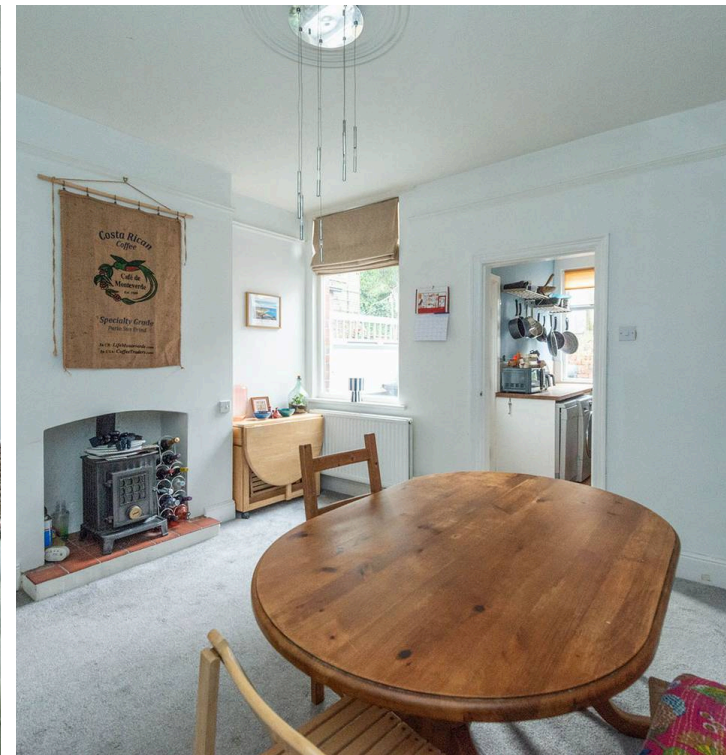
26 Roach Road

Brincliffe, Sheffield

Standing in this commanding elevated position ensuring privacy to the front and stunning views is this magnificent three double bedroomed, two bathroomed, double rear off shot, Victorian bay windowed terraced property. Having been sympathetically and skilfully refurbished throughout to the very highest of standards with absolutely no expense spared by the current vendors. Number 26 offers contemporary and spacious accommodation carefully arranged over three floors that total an impressive 1,046 sq feet, with further potential to the basement. Enjoying private rear south west facing gardens with no through fare, easy on road parking, excellent school catchments including Hunters Bar Juniors and High Storrs secondary it's easy to say this property must be viewed to be fully appreciated. Being of particular interest to the first time buyer, professional couple and young family alike, this lively home is also

Council Tax band: C Tenure: Leasehold

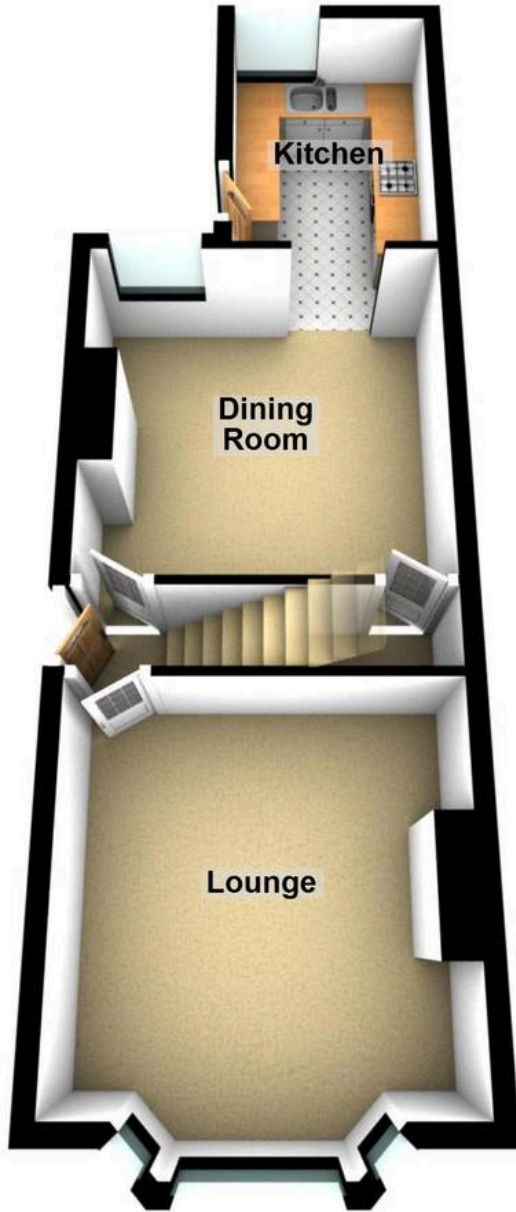
- FABULOUS THREE DOUBLE BEDROOM TERRACE WITH TWO BATHROOMS
- ELEVATED POSITION ENSURING PRIVACY AND SOME WONDERFUL VIEWS TO THE FRONT
- AVAILABLE TO MARKET WITH NO UPWARD CHAIN AND VACANT POSSESSION ON COMPLETION
- THREE SUPER SPACIOUS AND LIGHT FLOORS OF ACCOMMODATION TOTALLING AN IMPRESSIVE 1,046 SQ FEET
- WELL SOUGHT AFTER SCHOOL CATCHMENTS INCLUDING HUNTERS BAR JUNIORS





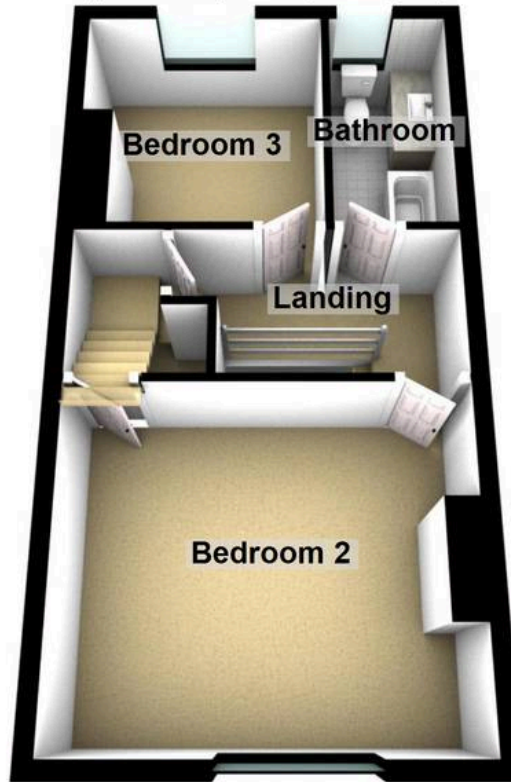
Ground Floor

Approx. 38.5 sq. metres (414.2 sq. feet)



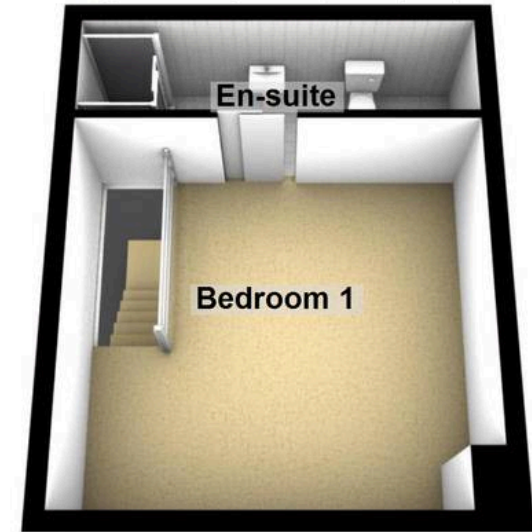
First Floor

Approx. 36.1 sq. metres (388.8 sq. feet)



Second Floor

Approx. 22.6 sq. metres (243.1 sq. feet)



Total area: approx. 97.2 sq. metres (1046.1 sq. feet)