



**WHITEHORNES**

Buy. Sell. Let. Relax!

0114 268 8533  
info@whitehorns.com  
www.whitehorns.com

**58 Button Hill, Ecclesall**

Sheffield

Guide Price £550,000 - £575,000

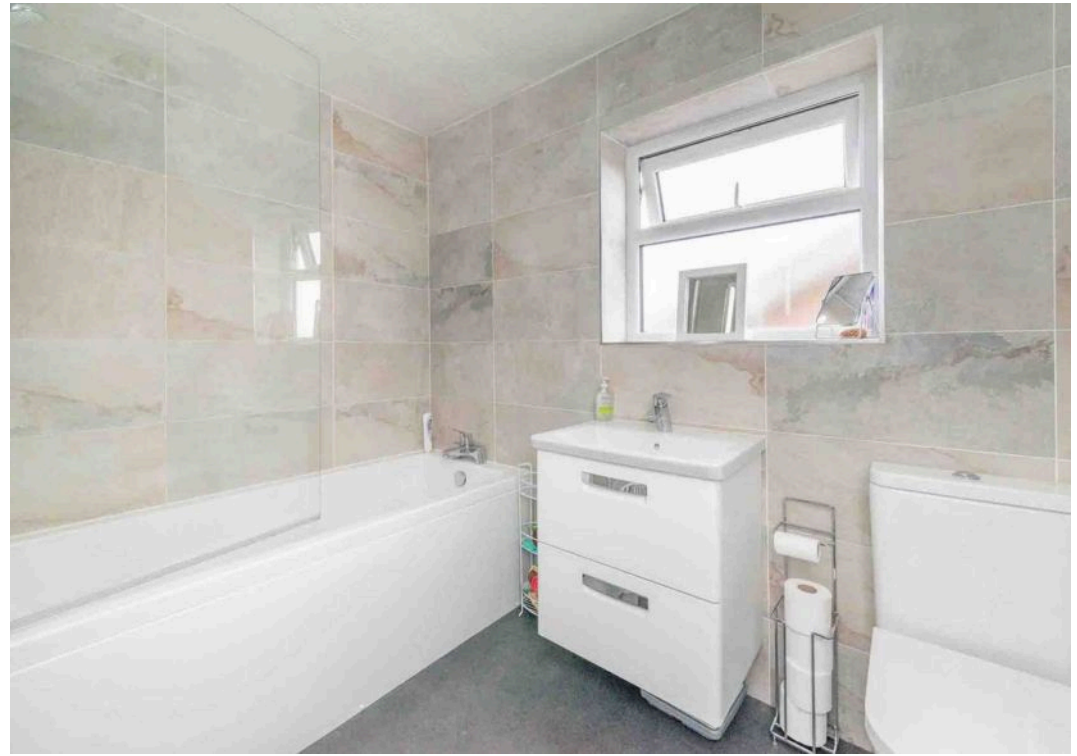
## 58 Button Hill

Ecclesall, Sheffield

An incredibly rare opportunity has arisen to purchase this fabulous and in many ways unique, four double bedroom, detached family home. Standing in this elevated plot, ensuring a huge degree of privacy together with some far reaching views to the front. The property stands in this commanding position with a private driveway, double garage and rear sunny garden. Offering up three incredibly light and spacious floors of accommodation that total an impressive 1,990 sq feet this property is sure to be of interest to the growing family market and simply must be viewed internally to be fully appreciated. With vast as yet untapped opportunities to extend the existing property and convert the double garage to create additional internal space if required and subject to necessary planning to create a dream forever home. Located on this well sought after residential road within the heart of fashionable Ecclesall on Council Tax band: E Tenure: Leasehold

- FABULOUS ELEVATED FOUR BEDROOMED DETACHED FAMILY HOME
- PERFECT FOR THE GROWING FAMILY MARKET WITH VIEWING ESSENTIAL TO DO FULL JUSTICE
- OFSTED RATED DOBCROFT JUNIORS AND SILVERDALE SECONDARY SCHOOLING CATCHMENTS
- ULTRA POPULAR SUBURB OF ECCLESALL ON THE SOUTH WEST OF THE CITY
- AMPLE OFF-ROAD PARKING ON THE DRIVEWAY AND LARGE GARAGE
- PLENTY OF POTENTIAL TO ADAPT THE DOUBLE GARAGE





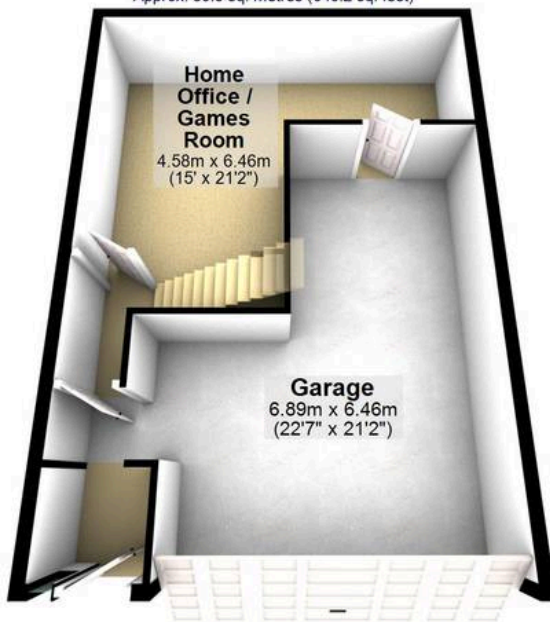
### Outbuilding

Approx. 4.4 sq. metres (47.5 sq. feet)



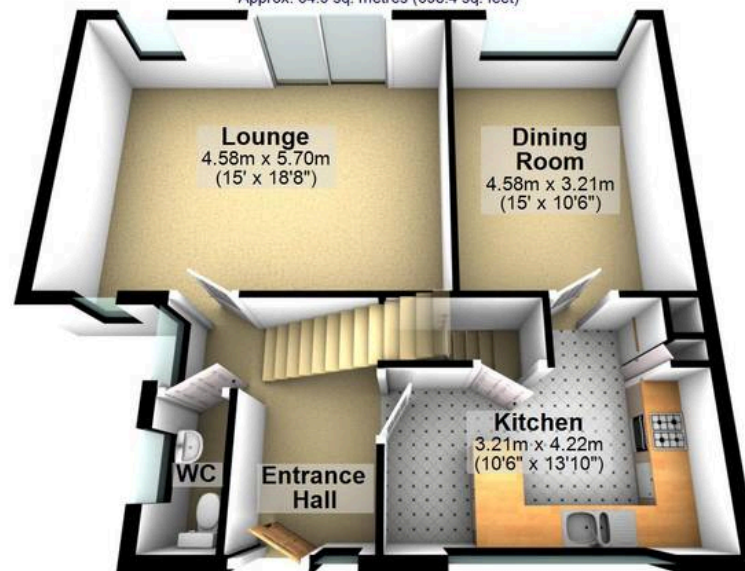
### Basement

Approx. 59.5 sq. metres (640.2 sq. feet)



### Ground Floor

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



### First Floor

Approx. 56.8 sq. metres (611.1 sq. feet)



Total area: approx. 185.5 sq. metres (1997.2 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.