



WHITEHORNES

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111 Union Road, Brincliffe

Sheffield

Offers in Region of **£750,000**

111 Union Road

Brincliffe, Sheffield

An incredibly rare opportunity has arisen to purchase this strikingly attractive, five double bedroom, two bathroom, stone built family residence. Offered to the open market for the first time in forty five years this beautiful home retains a wealth of the original period features, character and charm associated with a property from this era and has been sympathetically updated and preserved by the vendors to conservation standards. Constructed entirely from natural stone, the property stands in this slightly elevated position that ensures a huge degree of privacy to the front and rear. With a superb wrap around landscaped garden with sheltered areas to the rear, off road driveway and attached single garage. Enjoying three floors of spacious and light accommodation that total an impressive 2,755 sq feet together with four cellar rooms that could easily be converted if required. Located on this iconic residential road within the very heart of ultra popular Brincliffe on the south west of the city the property sits within a short stroll of Chelsea Park, fashionable Nether Edge and Banner Cross are also on hand that offer up an array of independent cafes, eateries and shops. Served by excellent local school catchments including High Storrs and Mercia secondary, principal hospitals and universities are close by and The Peak District is also on the doorstep. It goes without saying this property will be incredibly popular with the growing family market looking for a forever home and viewing is a prerequisite to fully appreciate the size and style on offer.

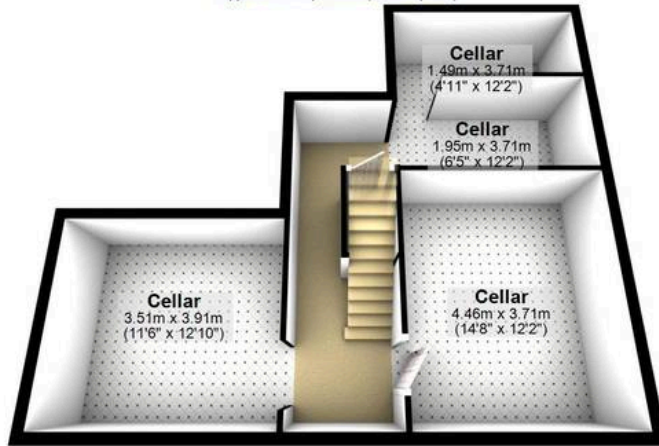
Council Tax band: E

Tenure: Freehold





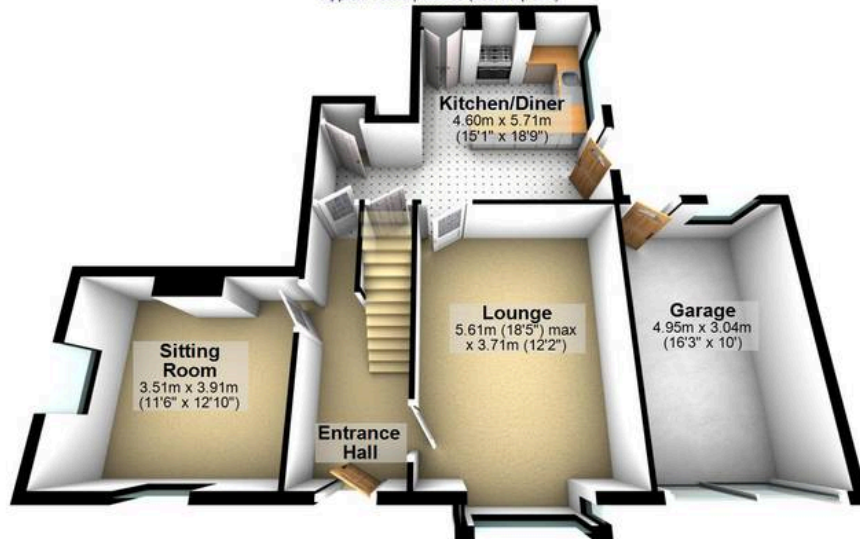
Cellar
Approx. 56.1 sq. metres (603.6 sq. feet)



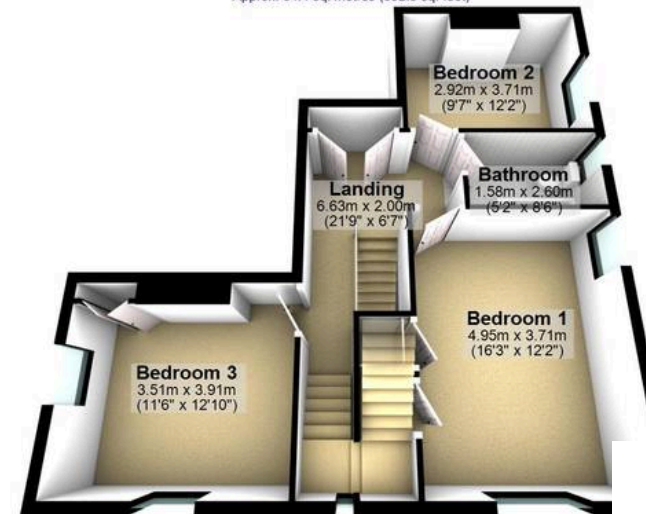
Second Floor
Approx. 55.7 sq. metres (599.3 sq. feet)



Ground Floor
Approx. 79.9 sq. metres (859.8 sq. feet)



First Floor
Approx. 64.4 sq. metres (692.9 sq. feet)



Total area: approx. 256.0 sq. metres (2755.6 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



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