



WHITEHORSES

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18 Falkland Road, Ecclesall

Sheffield

Guide Price **£415,000 – £425,000**

18 Falkland Road

Ecclesall, Sheffield

An incredibly rare opportunity has arisen to purchase this well presented and proportioned, three bedroomed, double bay windowed semi detached family home. Standing in this commanding position on a substantial corner plot that offers a large frontage, ample parking and detached garden room/office. The property will appeal hugely to the growing family market looking to create a forever home. Enjoying some super impressive views to the front out over the suburbs and the city skyline together with a private rear sunny garden. Number 18 has been finished to high standard throughout by the current vendors but also allows the new buyer a great deal of potential to further extend as neighbouring properties have done so already to the loft and side (subject to planning) to create additional accommodation if required.

Council Tax band: C Tenure: Leasehold

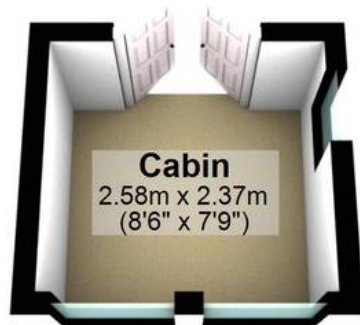
- LARGER STYLE DOUBLE BAY WINDOWED SEMI DETACHED FAMILY HOME WITH A FABULOUS OPEN PLAN FEEL TO THE GROUND FLOOR LAYOUT
- SPACIOUS FRONTAGE DUE TO IT BEING A CORNER PLOT WITH PARKING AND DETACHED GARDEN ROOM/OFFICE
- PRIVATE REAR SUNNY GARDEN AND CLOSE PROXIMITY TO NUMEROUS LOCAL INDEPENDENT AMENITIES WITHIN BOTH BENTS GREEN AND BANNER CROSS
- HUGE POTENTIAL SUBJECT TO PLANNING TO CREATE ADDITIONAL ACCOMMODATION





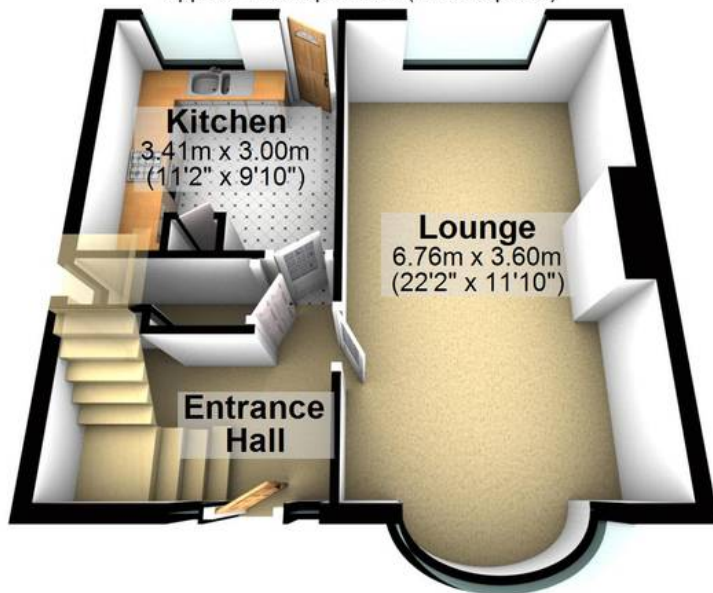
Outbuilding

Approx. 6.1 sq. metres (66.0 sq. feet)



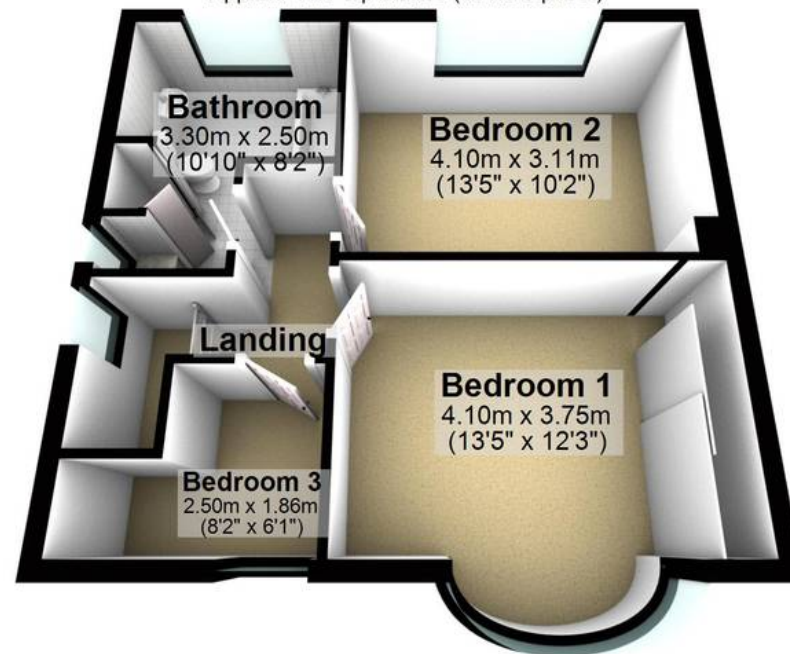
Ground Floor

Approx. 41.9 sq. metres (451.5 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



Total area: approx. 90.0 sq. metres (968.8 sq. feet)

All measurements are approximate
Plan produced using PlanUp.


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