



WHITEHORSES

Buy. Sell. Let. Relax!

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

28 Falkland Road, Ecclesall
Sheffield

Guide Price £500,000 - £515,000

28 Falkland Road

Ecclesall, Sheffield

GUIDE PRICE £500,000-£515,000 An excellent five bed roomed, double bayed semi detached family home. Having been tastefully extended throughout the years to the side and rear to create this super spacious feel that totals an impressive 1,371 sq feet of accommodation across two impressive floors. Perfectly designed to cater for the growing family market number 28 enjoys ample off road parking, attached garage and wonderful rear private family garden. With further opportunities (subject to planning) to explore a loft conversion if required it's easy to say that viewing is essential to appreciate the size on offer by this fabulous home. Located on this well sought after residential road within Council Tax band: D

Tenure: Freehold

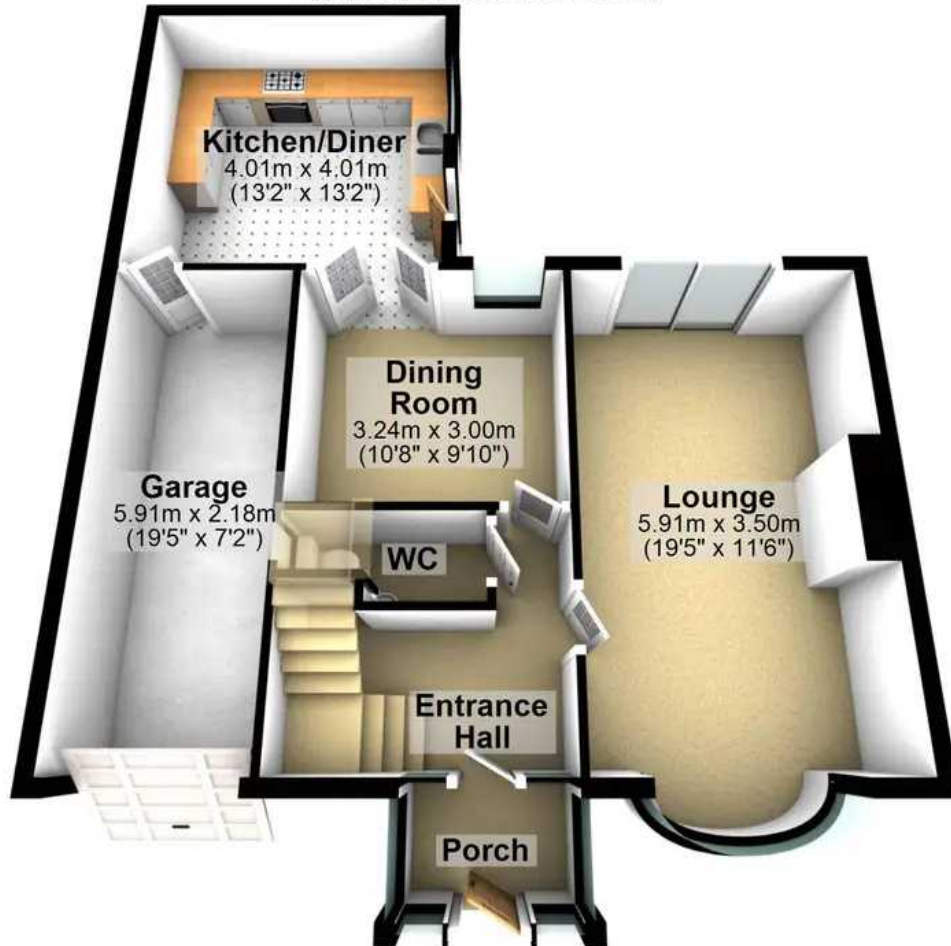
- FIVE BEDROOMED SEMI DETACHED FAMILY HOME
- TASTEFULLY EXTENDED TO THE REAR AND DOUBLE SIDE EXTENSION
- FABULOUS CITY SKYLINE VIEWS TO THE FRONT
- AMPLE OFF ROAD PARKING GARAGE AND FABULOUS REAR PRIVATE GARDEN
- PERFECT FOR THE GROWING FAMILY MARKET
- FURTHER OPPORTUNITIES TO EXPLORE A LOFT CONVERSION SUBJECT TO PLANNING
- ECCLESALL JUNIORS AND HIGH STORRS SECONDARY SCHOOL CATCHMENTS AVAILABLE
- EASY ACCESS TO THE PEAK DISTRICT AND CENTRAL SHEFFIELD
- FREEHOLD PROPERTY COUNCIL TAX BAND D EPC D





Ground Floor

Approx. 73.1 sq. metres (787.3 sq. feet)



First Floor

Approx. 54.3 sq. metres (584.4 sq. feet)



Total area: approx. 127.4 sq. metres (1371.6 sq. feet)

All measurements are approximate
Plan produced using PlanUp.