



WHITEHORSES

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72 Roach Road, Ecclesall
Sheffield

Guide Price £300,000-£315,000

72 Roach Road

Ecclesall, Sheffield

An absolutely fabulous three double bedroomed, bay windowed, villa style, Victorian terraced property. Standing in this elevated position ensuring privacy to the front and some beautiful views over the city skyline together with easy on road parking and private rear garden, viewing is absolutely essential to do full justice. With three impressive floors of accommodation that total 1,365 sq ft and double rear off shot, this property will be pitch perfect for the young family, professional couple or first time buyers alike. Enjoying Ofsted rated excellent schooling catchments of Hunters Bar juniors and High Storrs secondary along with being in easy access of Sharrow Vale that offers an array of independent cafes, eateries, shops and cafes.

Council Tax band: B

Tenure: Freehold

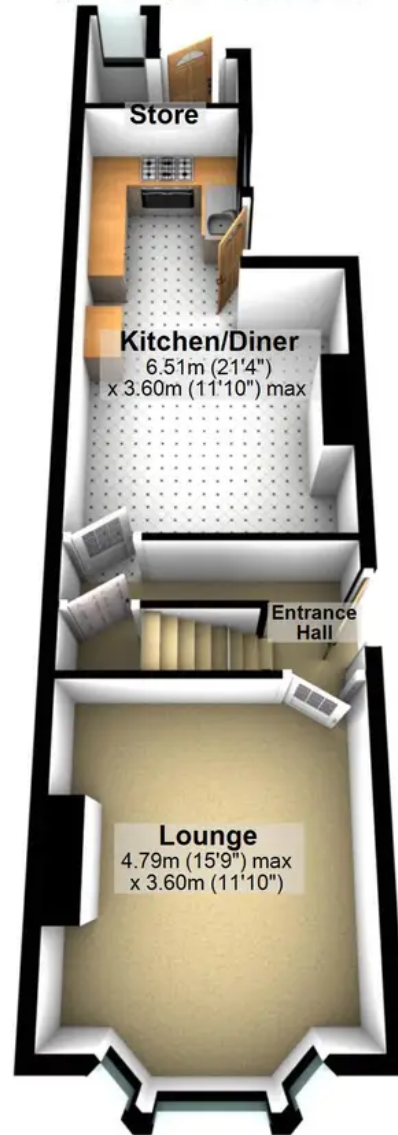
- FABULOUS THREE DOUBLE BEDROOM VICTORIAN TERRACED
- ELEVATED POSITION ENSURING PRIVACY AND SOME INCREDIBLE VIEWS OVER THE CITY SKYLINE
- HEART OF ULTRA POPULAR ECCLESALL ON THE SOUTH WEST OF THE CITY
- THREE SPACIOUS FLOORS OF ACCOMMODATION TOTALLING AN IMPRESSIVE 1,365 SQ FT
- OFSTED RATED EXCELLENT SCHOOLING CATCHMENTS OF HUNTERS BAR JUNIORS AND HIGH STORRS SECONDARY
- PERFECT FOR THE YOUNG FAMILY PROFESSIONAL COUPLE





Ground Floor

Approx. 43.3 sq. metres (466.3 sq. feet)



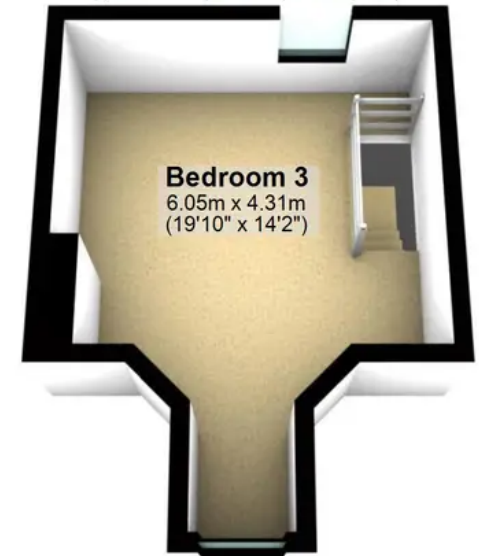
First Floor

Approx. 46.9 sq. metres (505.0 sq. feet)



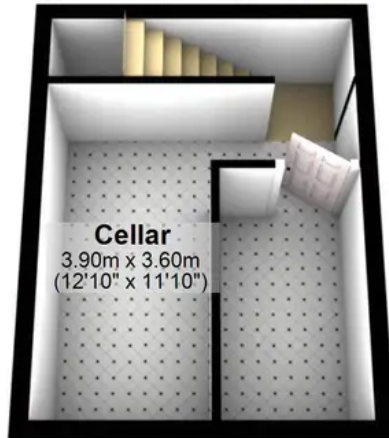
Second Floor

Approx. 19.4 sq. metres (208.7 sq. feet)



Cellar

Approx. 17.2 sq. metres (185.1 sq. feet)



Total area: approx. 126.8 sq. metres (1365.1 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



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