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**46 High Storrs Rise, High Storrs**

Sheffield

**Guide Price £425,000-£450,000**



# 46 High Storrs Rise

High Storrs, Sheffield

An absolutely fabulous four bedroom, bay windowed, semi detached home. Having a tasteful rear double story extension and loft conversion already in place the property enjoys three spacious and light floors of accommodation that total an impressive 1,412 sq feet. Perfectly set up for the growing family market it's easy to say that viewing is absolutely essential to fully appreciate this wonderful property. With off road driveway to the front and larger than expected rear sunny private garden number 46 is also available with huge advantage of no onward chain and vacant possession on completion. Enjoying some superb views to front over the city skyline the property is quietly tucked away on this well sought after residential road within the very heart of ultra popular High Storrs. With easy access to Bingham park, The Porter Valley and of course not forgetting The Peak District is literally on the doorstep. Falling within catchment for Ofsted rated excellent schools

Council Tax band: C Tenure: Leasehold

- FABULOUS THREE/FOUR BEDROOM BAY WINDOWED SEMI-DETACHED FAMILY HOME
- DOUBLE STORY REAR EXTENSION AND LOFT CONVERSION
- QUIET WELL SOUGHT AFTER RESIDENTIAL ROAD IN THE HEART OF HIGH STORRS
- PERFECT FOR THE GROWING FAMILY MARKET WITH VIEWING ESSENTIAL
- EXCELLENT SCHOOLING CATCHMENTS OF ECCLESALL JUNIORS AND HIGH STORRS SECONDARY
- PORTER VALLEY BINGHAM PARK AND THE PEAK DISTRICT ALL CLOSE BY
- THREE FLOORS OF ACCOMMODATION TOTALLING AN IMPRESSIVE 1,412 SQ FEET



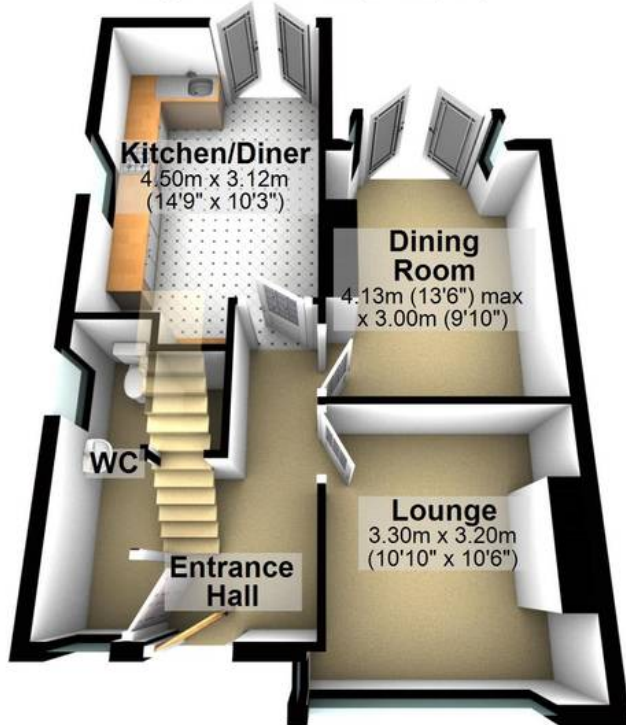






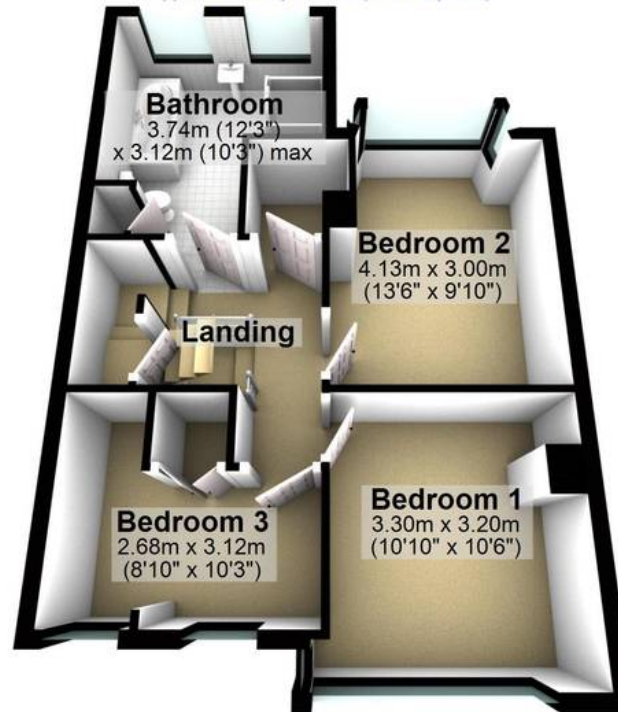
### Ground Floor

Approx. 49.7 sq. metres (534.9 sq. feet)



### First Floor

Approx. 49.7 sq. metres (534.9 sq. feet)



### Second Floor

Approx. 31.8 sq. metres (342.3 sq. feet)



Total area: approx. 131.2 sq. metres (1412.2 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



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