



WHITEHORNES

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16 Roach Road, Brincliffe

Sheffield

Guide Price £325,000 - £335,000

16 Roach Road

Brincliffe, Sheffield

An absolutely fabulous four bedroom, two bathroom, bay windowed, period Victorian terraced home. Standing in this elevated position ensuring privacy and some truly far reaching views over the city skyline to the front. With an open plan rear kitchen in to dining area that gives direct access to the sunny and private rear garden that benefits from no through fare from neighbouring properties number 16 also enjoys easy on road parking to the front. With three super spacious floors of accommodation that total an impressive 1,396 sq feet this lovely home has been careful to retain the original period features, character and charm associated with a property from this era and blended them effortlessly with a contemporary finish that is sure to perfect for the both the professional couple and young family alike. Located on this well sought after residential road within the very heart of ultra popular Brincliffe, fashionable Sharrow Vale and Ecclesall Road are a short stroll that offers up an array of

Council Tax band: B Tenure: Leasehold

- STUNNING THREE BEDROOM PLUS LOFT OFFICE
- PERIOD VICTORIAN TERRACED
- ELEVATED POSITION ENSURING PRIVACY AND SOME INCREDIBLE VIEWS TO THE FRONT
- IMMACULATELY PRESENTED THROUGHOUT THE THREE FLOORS
- OPEN PLAN REAR KITCHEN THROUGH DINER WITH GARDEN ACCESS
- OFSTED RATED EXCELLENT SCHOOLING CATCHMENTS OF HUNTERS BAR JUNIORS AND HIGH STORRS SECONDARY
- THREE FLOORS OF ACCOMMODATION TOTALLING AN IMPRESSIVE 1,396 SQ FEET





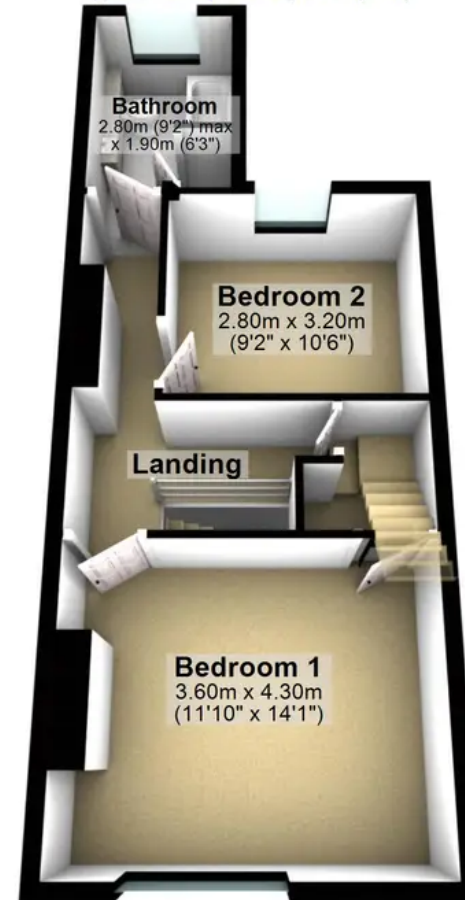
Ground Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



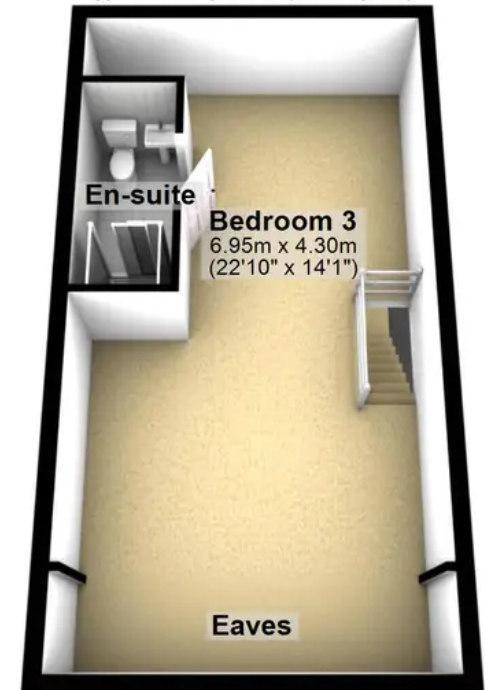
First Floor

Approx. 40.8 sq. metres (438.7 sq. feet)



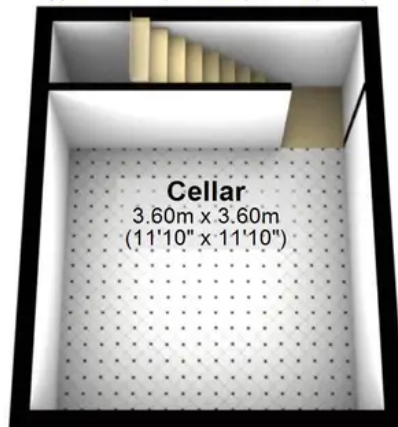
Second Floor

Approx. 34.7 sq. metres (373.9 sq. feet)



Cellar

Approx. 16.2 sq. metres (174.6 sq. feet)



Total area: approx. 129.7 sq. metres (1396.3 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



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