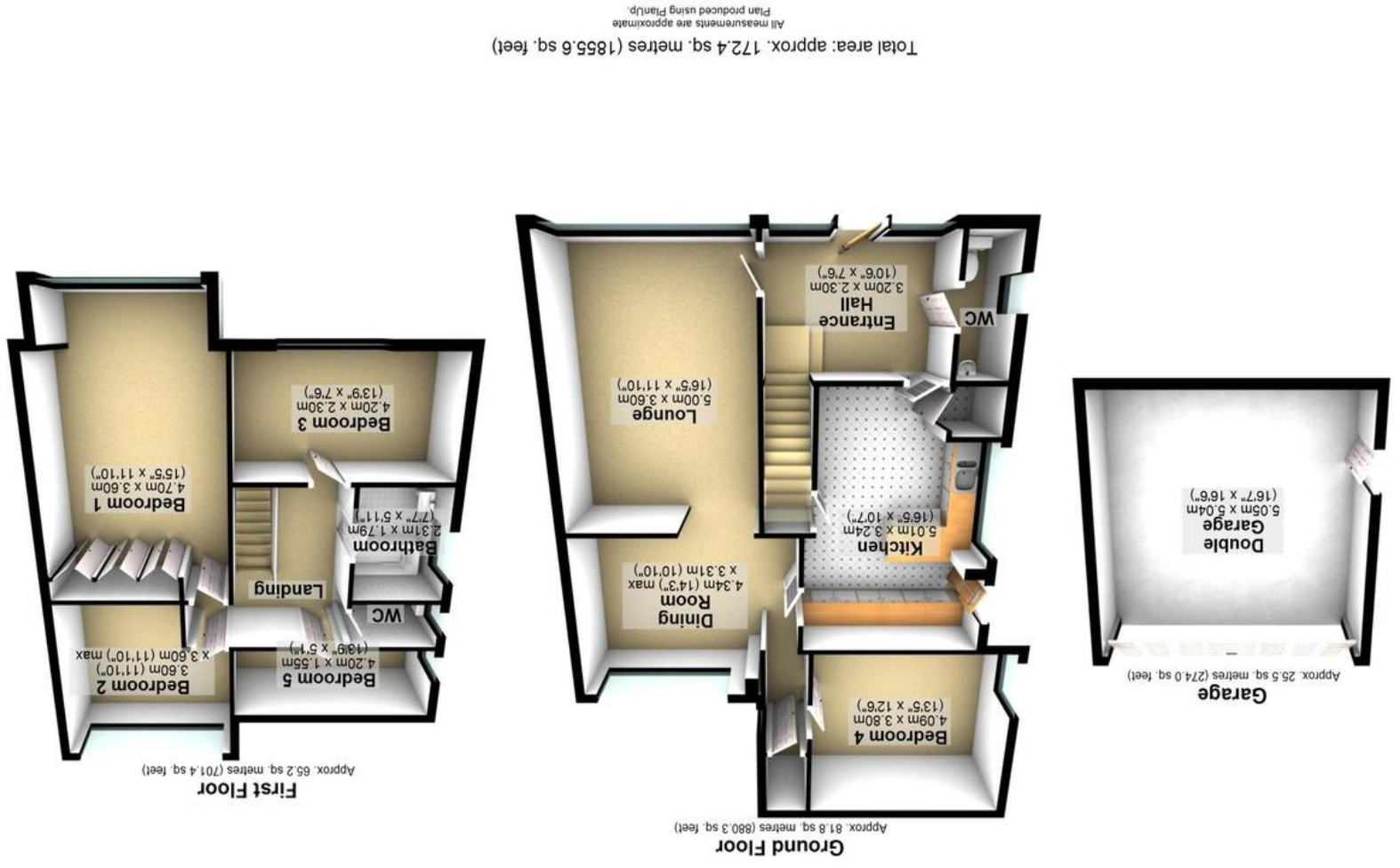


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Current	Potential
78	69
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	





3 Silverdale Road | Ecclesall | Sheffield | S11 9JJ

Property Tenure: Freehold

An incredibly rare opportunity has arisen to purchase this hugely deceptive four/five bedroomed, detached family home. Having been tastefully extended to the rear to provide a fifth bedroom, play room or work from home office, number three benefits from a double rear garage that allows further potential to convert if required. Enjoying an incredibly light and spacious feel throughout the two floors of accommodation the property will be super popular with the growing family market and simply must be viewed internally to be fully appreciated. Located on this well regarded residential road in the very heart of ultra popular Ecclesall, falling within catchment for both Ofsted rated excellent Dobcroft juniors and Silverdale secondary, Ecclesall woods are a short stroll, numerous local amenities are within Banner Cross and The Peak District is literally on the door step.



- PROPERTY FEATURES**
- FOUR/FIVE BEDROOMED DETACHED FAMILY HOME
 - DOUBLE REAR GARAGE AND DRIVEWAY
 - INCREDIBLY POPULAR RESIDENTIAL SUBURB OF ECCLESALL
 - EXTENDED TO THE REAR WITH FURTHER POTENTIAL TO CONVERT THE GARAGE
 - SPACIOUS LIGHT AND VERSATILE ACCOMMODATION ACROSS TWO FLOORS
 - DOBCROFT JUNIORS AND SILVERDALE SECONDARY SCHOOL CATCHMENTS
 - PERFECT FOR THE GROWING FAMILY MARKET
 - PEAK DISTRICT ON THE DOOR STEP
 - INCREDIBLY RARE OPPORTUNITY TO MARKET
 - FREEHOLD COUNCIL TAX BAND E £2,510.23

