

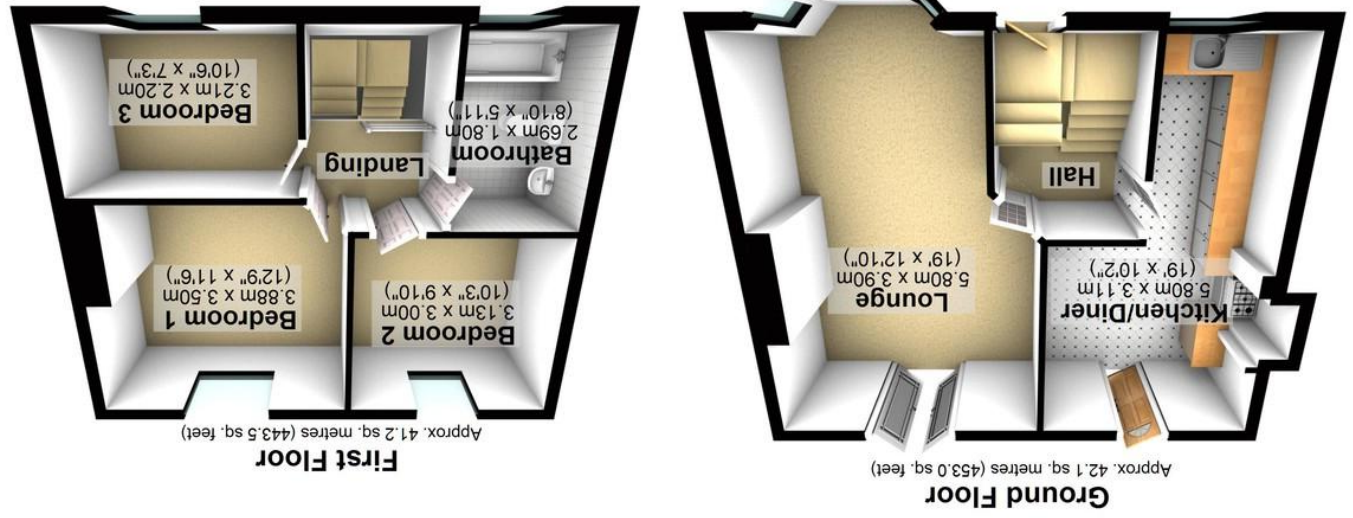
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

www.epc4u.com

Energy Efficiency Rating	
Potential	Current
85	45

England & Wales
EU Directive 2002/91/EC

Total area: approx. 83.3 sq. metres (896.6 sq. feet)
All measurements are approximate
Plan produced using PlanUp.





221 Highcliffe Road | High Storrs | Sheffield | S11 7LQ

Property Tenure: Freehold

Enjoying some truly stunning uninterrupted views over the Mayfield valley to the front is this superb, larger than average three double bed roomed, bay windowed semi detached family home. Standing in this elevated position ensuring privacy to both the front and rear, number 221 also affords a much larger than expected private garden. Offering huge potential to further extend to the rear and loft as neighbouring properties have done so to future the property for the growing family market (subject to planning) to create a forever home. With no onward chain and immediate vacant possession this beautifully presented property is flooded with a super light and spacious feel throughout the two floors of accommodation and simply must be viewed internally to be fully appreciated. Located in the very heart of ultra popular High Storrs with Ofsted rated excellent schooling catchments on offer, numerous local amenities within Bents Green and a short stroll from the front door leads to Whiteley woods walks that in turn lead to The Peak District.



- PROPERTY FEATURES**
- THREE DOUBLE BEDROOMED SEMI DETACHED
 - AVAILABLE WITH NO ONWARD CHAIN INVOLVED
 - LARGE REAR AND EXTREMELY PRIVATE FAMILY GARDEN
 - INCREDIBLE UNINTERRUPTED VIEWS OVER THE VALLEY TO THE FRONT
 - FURTHER POTENTIAL TO EXTEND TO THE LOFT AND REAR TO FUTURE PROOF THE HOUSE
 - ECCLESALL JUNIORS AND HIGH STORRS SECONDARY SCHOOL CATCHMENTS
 - PERFECT FOR THE GROWING FAMILY MARKET
 - SHORT WALK TO WHITELEY WOODS
 - INCREDIBLY PRIVATE TO THE FRONT AND REAR
 - FREEHOLD COUNCIL TAX BAND C

