

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.

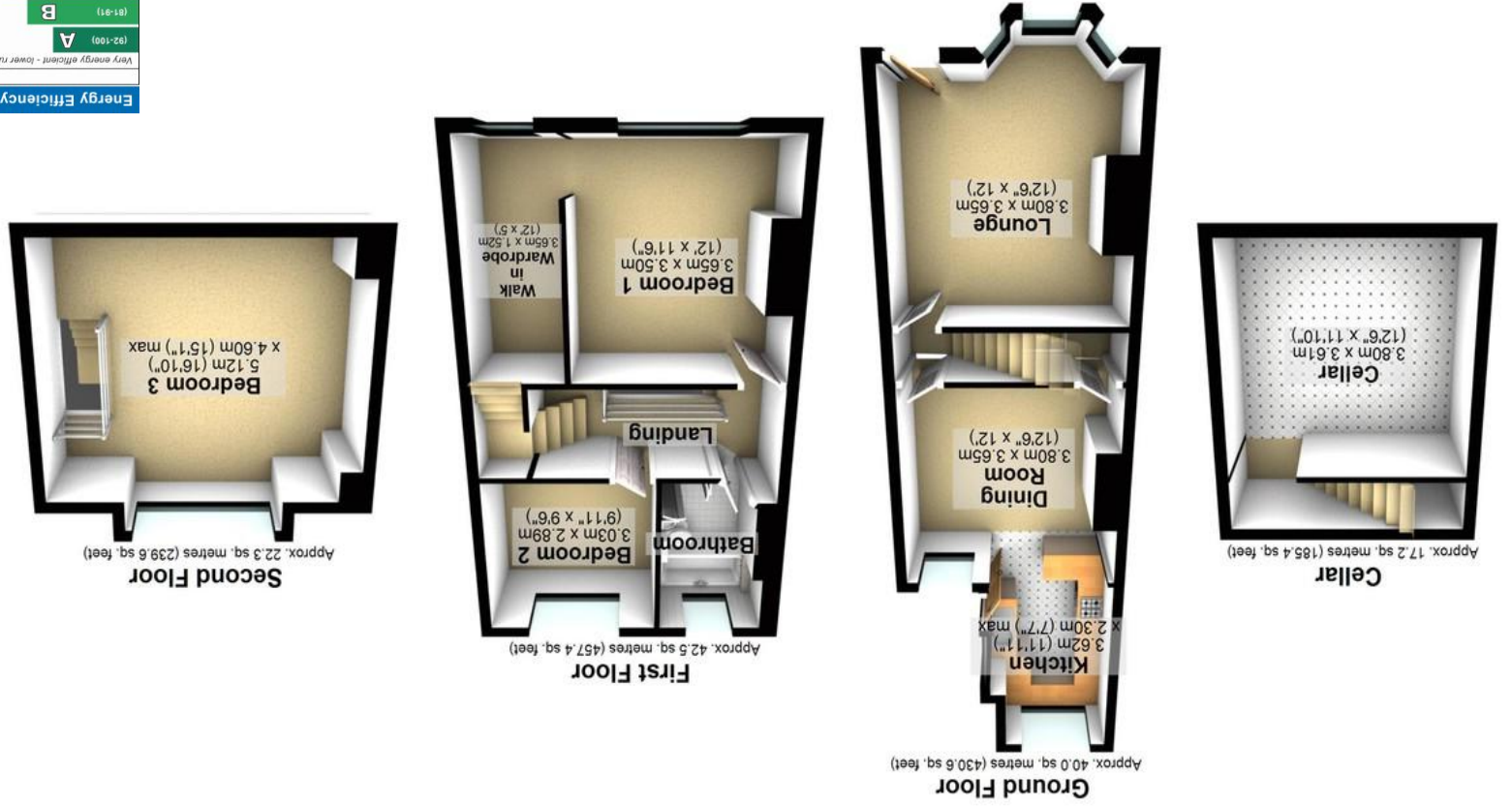
Current	Potential
(12-100)	(12-100)
(81-81)	(81-81)
(69-69)	(69-69)
(55-54)	(55-54)
(41-38)	(41-38)
(21-20)	(21-20)

Very environmentally friendly - lower CO₂ emissions
Not environmentally friendly - higher CO₂ emissions

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(41-38)	(41-38)
(21-20)	(21-20)

Very energy efficient - lower running costs
Not energy efficient - higher running costs

Total area: approx. 122.0 sq. metres (1312.9 sq. feet)
All measurements are approximate
Plan produced using PlanItP.





11 Cruise Road | Hangingwater | Sheffield | S11 7EE Property Tenure: Freehold

Located on this quiet no through road in the very heart of one of Sheffield's most sought after and desirable residential suburbs is this superb and very deceptive three bedroomed mid terraced property. With larger than average accommodation spanning over three floors and further potential to convert the basement this stunning property must be viewed internally to be fully appreciated and will appeal to the professional couple and the young family market equally. Ideally placed close to numerous amenities within fashionable Nether Green, Endcliffe park is within walking distance and of course top performing Ofstead rated excellent school are on the door step together with The Peak District being just up the road. With spacious, light and well presented accommodation along with private rear garden benefiting from no through fare from adjoining properties, viewing is essential to do full justice.



- PROPERTY FEATURES**
- STUNNING THREE BEDROOMED MID TERRACED
 - PRIVATE REAR GARDEN WITH NO THROUGH FARE
 - THREE FLOORS OF SPACIOUS ACCOMMODATION AND POTENTIAL TO THE CELLARS TO CONVERT
 - IDEAL FOR THE PROFESSIONAL COUPLE OR YOUNG FAMILY
 - VIEWING ESSENTIAL
 - CLOSE TO FASHIONABLE NETHER GREEN
 - OFSTEAD RATED EXCELLENT SCHOOL CATCHMENTS
 - ENDCLIFFE PARK WITHIN WALKING DISTANCE
 - QUIET NO THROUGH ROAD IN THE HEART OF THIS WELL SOUGHT AFTER LOCATION
 - BEAUTIFULLY PRESENTED THROUGHOUT

