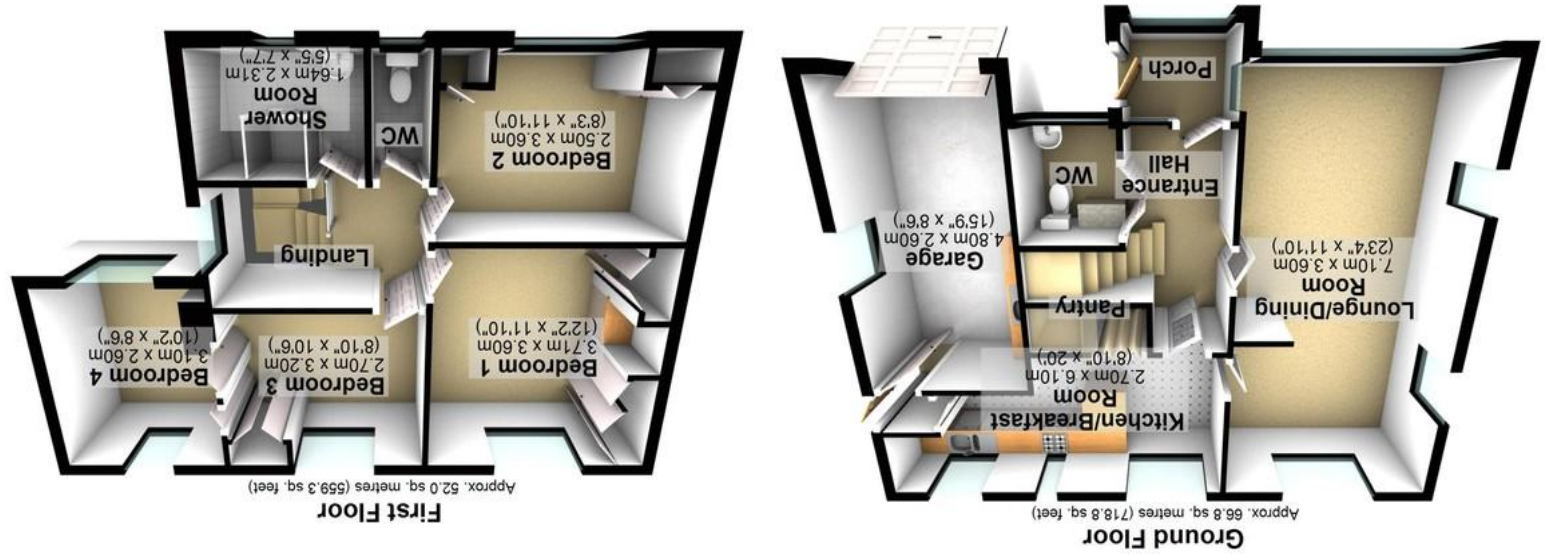


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Potential	Current
65	78

EU Directive 2002/91/EC
www.epcau.com

Total area: approx. 118.7 sq. metres (1278.1 sq. feet)
All measurements are approximate
Plan produced using Planlp





6 Jowitt Road | Bannerdale | Sheffield | S11 9FJ

Property Tenure: Leasehold

An incredibly rare opportunity has arisen to purchase this well presented and deceptive three/four double bed roomed, detached, extended, family home. Quietly tucked away on this popular residential road in the very heart of ultra popular Bannerdale, number 6 is offered to the open market with the benefit of no upward chain and immediate vacant possession. Standing in this prime position ensuring privacy but with some fabulous views from the front, the property enjoys a larger than expected rear garden, an integral garage/utility room and ample frontage parking space. 1,228 sq feet of super light and spacious accommodation currently on two floors together with plenty of potential to further extend, including the generous loft area (subject to planning) combine to create a forever family home. Ideally set up to cater for the growing family, this desirable property is located within the catchment of excellent local schools. Numerous local amenities within Banner Cross are a short stroll and the peak District is ten minutes drive away. and the Peak District is within ten minutes reach.



PROPERTY FEATURES

- THREE/FOUR DOUBLE BED ROOMED DETACHED FAMILY HOME
- INCREDIBLY RARE OPPORTUNITY TO MARKET
- LARGE PLOT WITH PLENTY OF POTENTIAL TO FURTHER EXTEND SUBJECT TO PLANNING
- AVAILABLE WITH NO ONWARD CHAIN INVOLVED
- PERFECT FOR THE GROWING FAMILY MARKET
- OFSTED RATED EXCELLENT LOCAL SCHOOLING CATCHMENTS
- FABULOUS VIEWS TO THE FRONT
- 1,278 SQUARE FEET OF ACCOMMODATION ON TWO FLOORS
- VIEWING ESSENTIAL TO SEE FULL POTENTIAL ON OFFER
- LEASEHOLD COUNCIL TAX D £2,053.83

