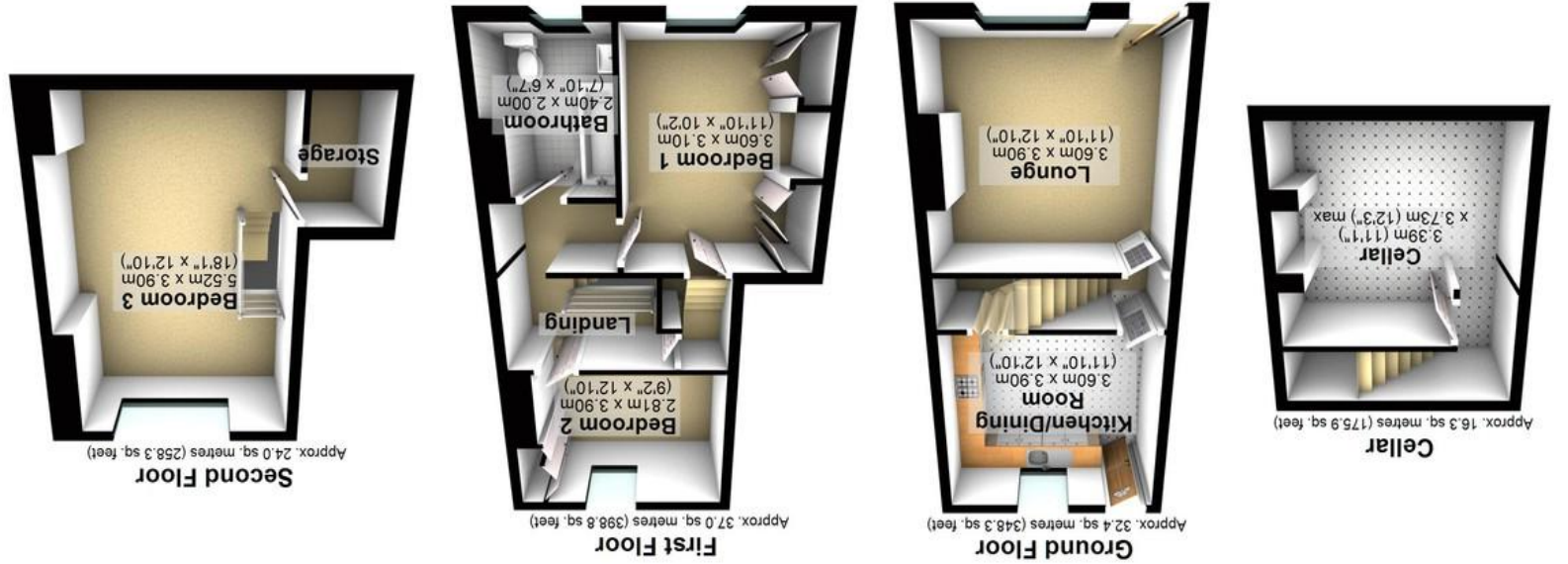


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	Current	Potential
England & Wales	55	86
England & Wales	57	85

Total area: approx. 109.7 sq. metres (1181.2 sq. feet)  
All measurements are approximate  
Plan produced using PlanUp





55 Murray Road | Ecclesall | Sheffield | S11 7GF

Property Tenure: Freehold

Located in the very heart of this ultra popular residential suburb of Ecclesall is this beautifully presented and very deceptive three double bed roomed, period Victorian terraced property. Perfect for the professional couple, young family and first time buyer alike the property is placed within a short stroll of Banner Cross and Sharrow Vale with their vibrant mix of independent cafes, shops and eateries. Endcliffe park is also on hand and don't forget The Peak District is right next door. Falling within catchment for Ofsted rated excellent Greystones juniors and High Storrs secondary, number 55 enjoys a super spacious and light feel throughout the three floors of accommodation and simply must be viewed internally to be fully appreciated. With on road parking to the front and rear private garden the accommodation in brief comprises, front sitting room, rear dining kitchen with garden access, basement, three great bedrooms and bathroom are on the upper floors.



### PROPERTY FEATURES

- FABULOUS THREE DOUBLE BEDROOMED MID VICTORIAN TERRACED
- HEART OF ULTRA POPULAR ECCLESALL
- THREE FLOORS OF ACCOMMODATION
- REAR PRIVATE GARDEN AND ON ROAD PARKING TO THE FRONT
- CLOSE TO SHARROW VALE AND BANNER CROSS SHOPPING AREAS
- HOSPITALS UNIVERSITIES AND PARKS ALL CLOSE BY
- ULTRA FAST BROADBAND AVAILABLE
- PERFECT FOR THE PROFESSIONAL COUPLE OR FAMILY
- GREYSTONES JUNIORS AND HIGH STORRS SECONDARY SCHOOL CATCHMENTS
- PEAK DISTRICT ON THE DOORSTEP

**GUIDE PRICE £295,000-£310,000**

