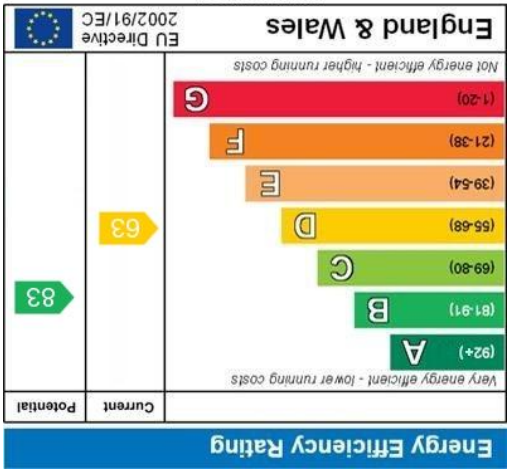
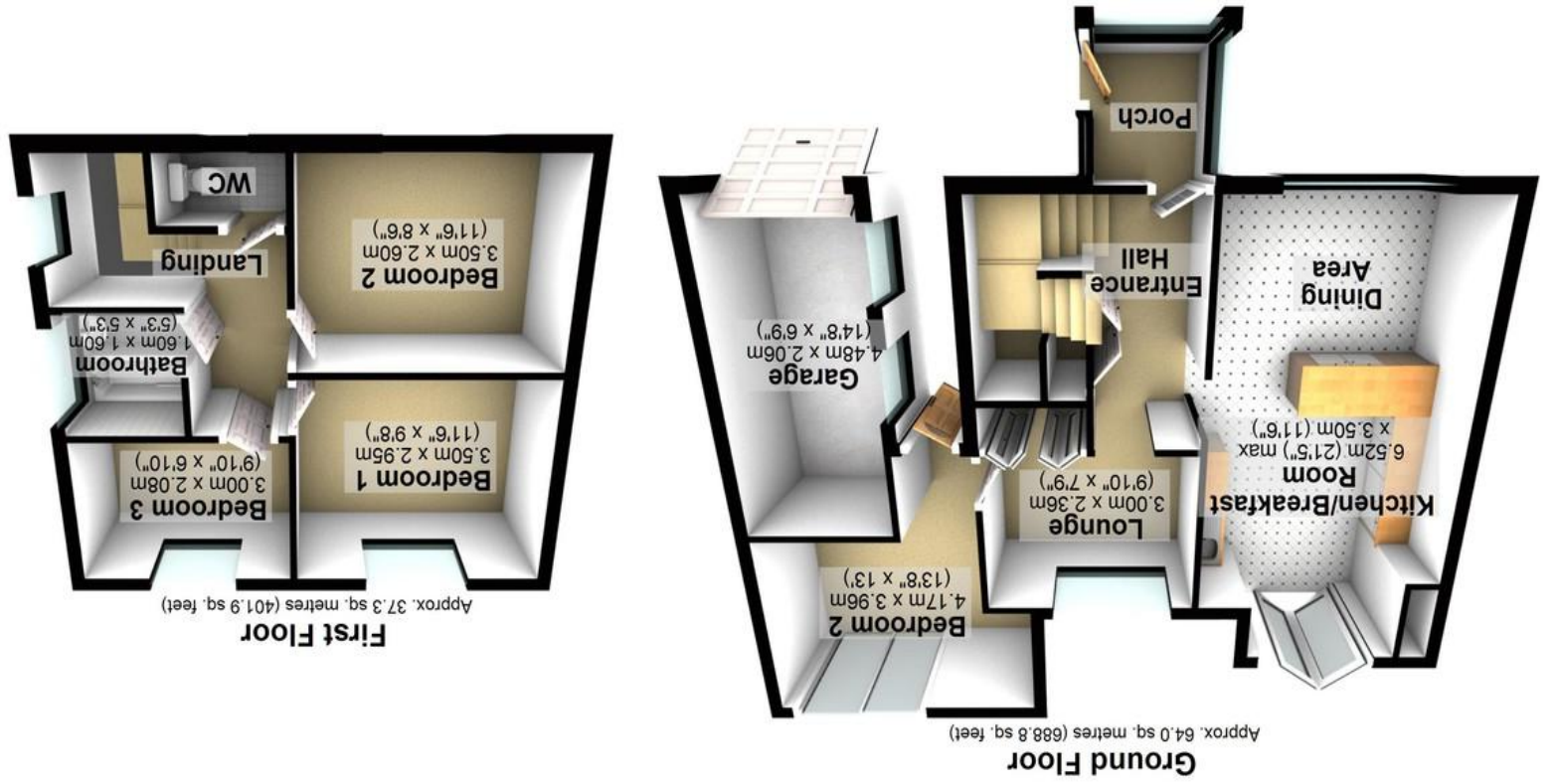


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Total area: approx. 101.3 sq. metres (1090.6 sq. feet)  
All measurements are approximate  
Plan produced using PlanUp



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256 Bannerdale Road | Bannerdale | Sheffield | S11 9FE Property Tenure: Leasehold

Located in unquestionably one of Sheffield's most sought after and desirable residential suburbs, in the heart of S11, is this well presented and proportioned four bedroomed, extended semi detached family home. Having been cleverly designed and extended by the current vendors to create this unique internal layout that allows a huge degree of flexibility for the new buyers and simply must be viewed internally to be fully appreciated. With a super large back garden that backs on to Brindiffe Edge at the rear, off road parking and garage, this property is perfectly suited to cater for the growing family market. With light and spacious accommodation currently on two floors and with further opportunity subject to planning to create a loft conversion as neighbouring properties have already done so. Perfectly placed to enjoy Greystones juniors and High Storrs secondary schooling catchments, Banner Cross is a short stroll that offers an array amenities, Chelsea park is close by and The Peak District is right next door.



- PROPERTY FEATURES**
- FOUR BEDROOMED SEMI DETACHED FAMILY HOME
  - CLEVERLY DESIGNED AND EXTENDED
  - FABULOUS OPEN PLAN DINING KITCHEN
  - LARGER THAN EXPECTED REAR GARDEN THAT OFFERS VAST POTENTIAL PREVIOUSLY LANDSCAPED 6 YEARS AGO
  - PARKING AND GARAGE TO THE FRONT
  - GREYSTONES JUNIORS AND HIGH STORRS SECONDARY SCHOOL CATCHMENTS
  - VIEWING ESSENTIAL TO DO FULL JUSTICE
  - HEART OF ULTRA POPULAR BANNERDALE IN S11
  - CHARGING POINT IN PLACE AND PEAK DISTRICT ON THE DOOR STEP
  - LEASEHOLD WITH 732 YEARS REMAINING £17.17 PA COUNCIL TAX BAND C £1,825.42 PA

