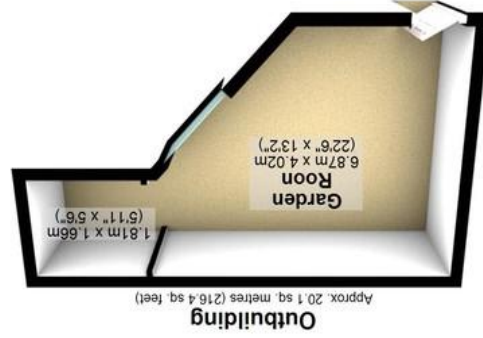
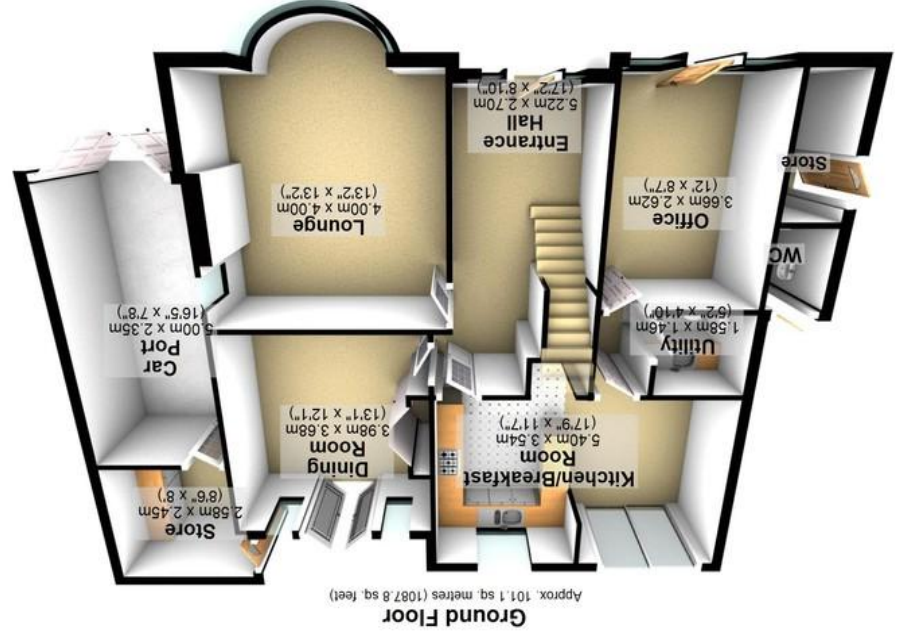
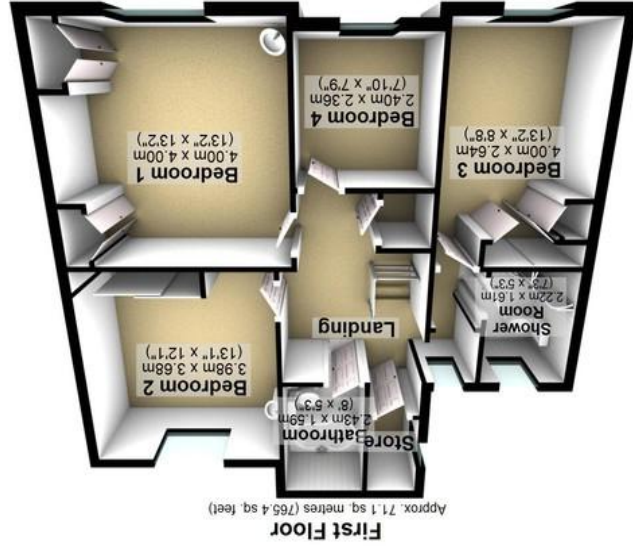


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	62
Potential	77

Total area: approx. 192.3 sq. metres (2069.5 sq. feet)
All measurements are approximate
Plan produced using PlanUp





3 Gisborne Road | Ecclesall | Sheffield | S11 7HA Property Tenure: Leasehold

An exceptionally rare opportunity has arisen to purchase this sensational, four bedroomed, two bathroomed, detached family home. With stunning, incredibly spacious and flexible accommodation over two floors that total an impressive 2,069 sq feet, this property also enjoys a bespoke garden office that is set up to cater for those looking to work from home or as a summer house. Pitch perfect for the growing family market number three is located in the very heart of ultra popular Ecclesall, falling within catchment for Ofsted rated excellent Greystones primary and High Storrs secondary school, numerous local amenities are within a short stroll at Banner Cross, principal hospitals and universities are on hand and of course The Peak District is right next door. Finished internally to a super high standard with absolutely no expense spared by the current vendors it's easy to say that viewing is absolutely essential to full appreciate the size and style of this beautiful family home.



- PROPERTY FEATURES**
- STUNNING FOUR BEDROOMED DETACHED FAMILY HOME
 - TWO FLOORS OF SUPER DECEPTIVE ACCOMMODATION TOTTALLING 2,069 SQ FEET
 - 2.5 KW ROOF MOUNTED SOLAR PANELS RETURNING £20,000 ALONG WITH COMPLIMENTARY DAYTIME ELCTRICITY
 - DOUBLE DRIVEWAY PROVIDING OFF ROAD PARKING CAR PORT AND PRIVATE REAR SHELTERED SOUTH FACING GARDEN
 - HEART OF ULTRA POPULAR ECCLESALL
 - OFSTED RATED EXCELLENT GREYSTONES PRIMARY AND HIGH STORRS SECONDARY SCHOOL CATCHMENTS
 - PERFECT FOR THE GROWING FAMILY MARKET
 - INCREDIBLY RARE OPPORTUNITY TO MARKET

