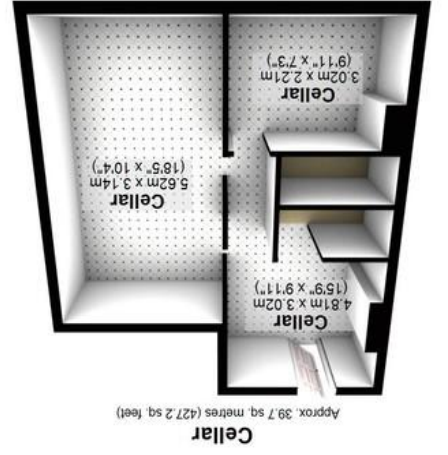
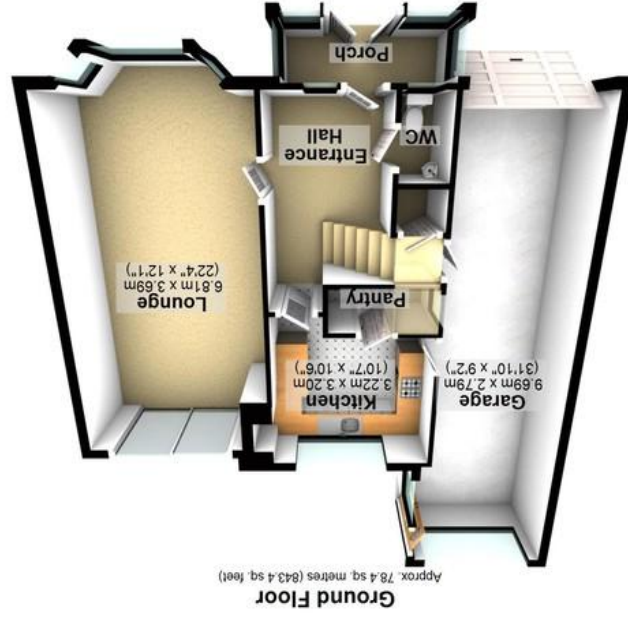
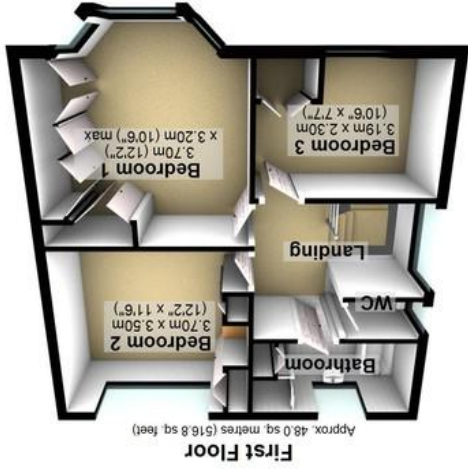


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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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	53
Potential	84



Total area: approx. 166.1 sq. metres (1787.5 sq. feet)  
All measurements are approximate  
Plan produced using PlanUp





37 Falkland Road | Greystones | Sheffield | S11 7PL **Property Tenure:** Freehold  
 An incredibly rare opportunity has arisen to purchase this much larger than average, three bedroomed, bay windowed semi detached family home. Located on this incredibly popular residential road in the very heart of Ecclesall, this fabulous property stands in a large plot that benefits from a spacious, private rear garden, ample parking and some incredible far reaching views over the city skyline to the rear. Offered to the open market with no onward chain and immediate vacant possession it's easy to say that viewing is essential to see the size and potential on offer. Perfect for the growing family market, the potential offered to extend to the rear, side and loft (subject to planning) as neighbouring properties have done are endless to create a forever family home. With Ofsted rated excellent local schooling catchments of Ecclesall juniors and High Storrs secondary on offer, numerous local amenities are on hand within Bents Green or Ecclesall road, hospitals, universities are on hand and The Peak District is literally on the doorstep.



- PROPERTY FEATURES**
- INCREDIBLY RARE OPPORTUNITY TO MARKET
  - ONE OF THE LARGER STYLE SEMI DETACHED DESIGNS
  - OFF ROAD PARKING AND LARGE REAR PRIVATE GARDEN
  - STUNNING VIEWS OVER ECCLESALL AND THE CITY SKYLINE
  - AVAILABLE WITH NO UPWARD CHAIN AND VACANT POSSESSION
  - OFSTED RATED EXCELLENT SCHOOLING CATCHMENTS OF ECCLESALL JUNIORS AND HIGH STORRS SECONDARY
  - HUGE POTENTIAL TO EXTEND THE SIDE REAR AND LOFT SUBJECT TO PLANNING
  - PERFECT FOR THE GROWING FAMILY LOOKING FOR A FOREVER HOME
  - VIEWING ESSENTIAL TO SEE THE SIZE AND POTENTIAL ON OFFER

