



317 Brincliffe Edge Road, Brincliffe, Sheffield, S11 9DE

Saxton Mee

317 Brincliffe Edge Road

Brincliffe

Offers Around

£500,000

A fabulous three bedroom semi-detached family home, offered for sale with no onward chain, situated in the highly sought-after area of Brincliffe. The property offers spacious and well-proportioned accommodation together with an amazing rear garden, driveway and brick-built garage.

The property is ideally positioned for access to the excellent amenities of vibrant Ecclesall Road, with its fantastic choice of cafés, restaurants, bars, shops and everyday amenities. There are also excellent local schools and superb transport links, with regular bus services running along Ecclesall Road towards Sheffield city centre and out towards the surrounding countryside.

For those who enjoy the outdoors, there is a fantastic choice of green spaces close by, including Chelsea Park, Brincliffe Edge Woods and Ecclesall Woods, whilst the beautiful Peak District is also within easy reach, making this a brilliant location for enjoying both city and countryside.

The ground floor features a welcoming entrance hallway, generous living room with plenty of natural light, separate dining room with attractive bay window and fitted kitchen with access to a useful utility room. The first floor provides three bedrooms, together with a family bathroom and separate WC.

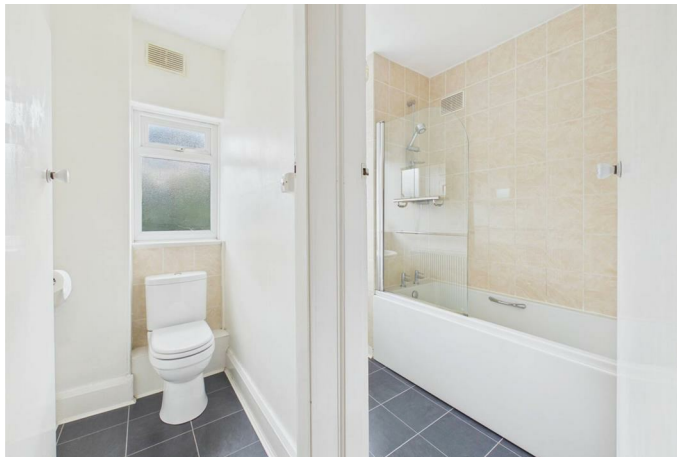
To the rear is an amazing garden, providing an excellent space for families, entertaining and enjoying the outdoors. To the front is a driveway providing valuable off-road parking, together with a brick-built garage.

There is also excellent potential to utilise the existing loft space, subject to the necessary planning permissions and building regulations, which could provide further accommodation and significantly enhance the property.

A brilliant opportunity to acquire a spacious family home in one of Sheffield's most sought-after locations, offered with no onward chain and providing excellent potential to make it your own.



- FREEHOLD and No Onward Chain
- Fabulous three bedroom semi-detached family home with bright and spacious rooms throughout
- Highly sought-after Brincliffe location
- Amazing large and level rear garden
- Driveway providing off -road parking and separate detached brick built garage
- Excellent access to vibrant Ecclesall Road, local schools and transport links
- Potential to utilise the loft space, subject to planning and building regulations
- A beautiful late 1920's build full of charm and character. An absolute must see!





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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