
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
St Johns Vicarage, Forbes Road, Sheffield, S6 2NW

St Johns Vicarage, Forbes

Sheffield, S6 2NW

Description

A quite beautiful, stone built detached property with steeply sloping gables. The property is situated on a generous plot which can be accessed from driveways at the front and rear. The main entrance, off Forbes Road, provides a great first impression with a driveway sweeping through the predominately lawned garden and leading to an attached garage at the side of the house. The main house offers excellent proportions and includes a wide and welcoming reception hall, three large reception rooms, a kitchen, bathroom and four good double bedrooms while the self contained annexe to the rear provides a further two reception areas, two bedrooms, a kitchen, bathroom and a separate W.C. There is the potential to combine both parts of the house into a family residence that would encompass over 3669 square feet of accommodation or investors may prefer to redevelop the whole site subject to regs. The location, in the heart of this vibrant community is ideal for accessing the excellent amenities that can be found in Hillsborough alongside superb transport links with both bus and tram services providing speedy links into town. Although requiring a general scheme of modernisation the property does benefit from gas ventral heating and UPVC double glazing and represents an exciting opportunity.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Large detached property on a generous plot that may attract interest from the investor market.
- Six good bedrooms and five spacious reception rooms offering flexibility in the way then can be utilised.
- Potential for two separate dwellings with a self contained annexe featuring its own driveway at the rear.
- Plenty of off road parking alongside two garages.
- Basement rooms that could add a further 899 square feet of accommodation to the property if they were to be developed (subject to regs)
- No onward chain.
- Freehold.
- UPVC double glazed and gas centrally heated with an EPC rating of D55.
- Attractive walled gardens to the front and side.





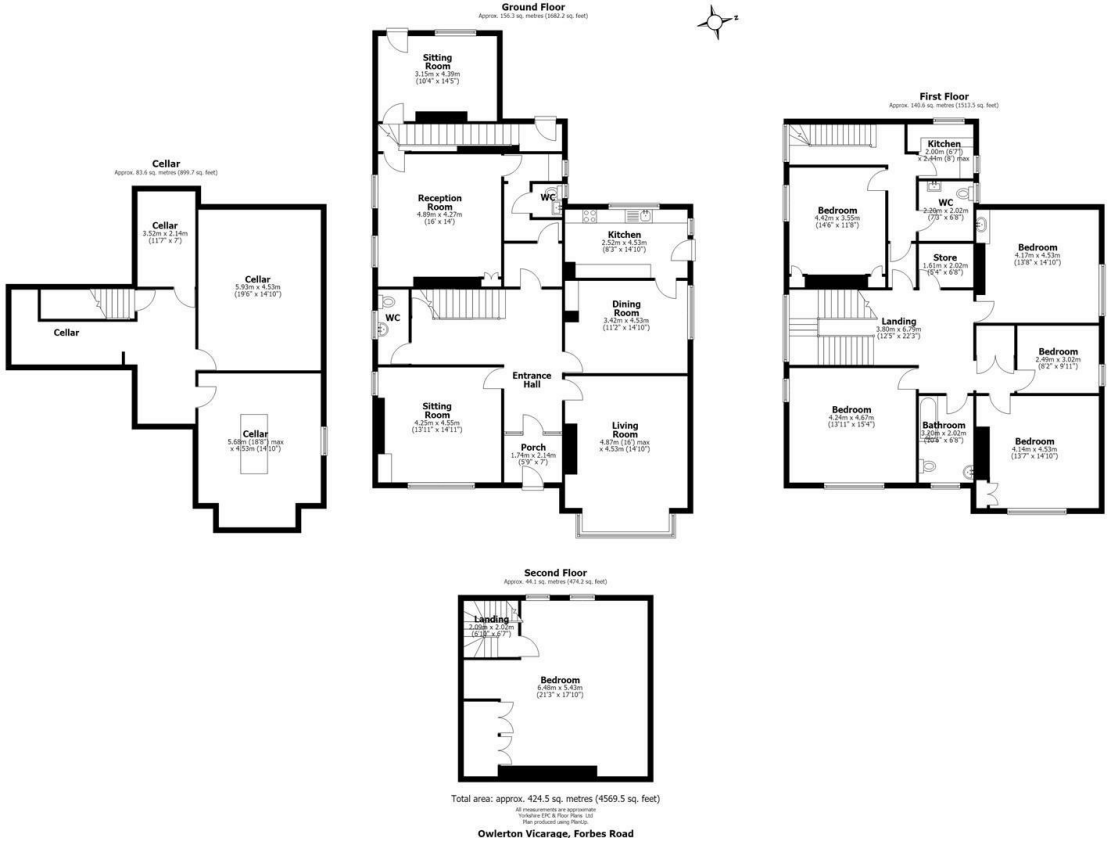
















Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

EADON LOCKWOOD & RIDDLE
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.