





121 Ranby Road

Greystones • Sheffield • S11 7AN

Asking Price £250,000

Within walking distance of Endcliffe Park is a 3 double bedroom end terraced property, measuring an impressive 1312 sq ft. Offering fabulous potential, in need of maintenance and general updating. Benefits from a sought-after location, gas central heating and an enclosed rear garden. Will be of interest to both owner occupiers and developers. No chain. Access is through a communal passageway and side entrance door. The ground floor is generous in size comprising of a bay fronted lounge and an open plan dining room into the off shot kitchen, creating a flexible living space and providing access to the cellar, which offers potential to convert, subject to necessary consents. The off-shot kitchen is fitted with a range of units, houses the wall mounted boiler, and provides direct access to the rear garden. The first-floor features two spacious, light and airy double bedrooms and a bathroom which is equipped with a 3-piece white suite. Stairs rise to a second-floor double bedroom, complemented by pleasant views, and storage within the eaves. Outside, an enclosed rear garden features a decked patio and attractive, established planting. Ranby Road is a highly sought-after road, well-placed for local shops and amenities on Ecclesall Road, highly regarded local schools, Endcliffe & Bingham Park, further recreational facilities and access to the city centre, hospitals, universities and the Peak District.



- Bay Fronted End Terrace Property
- 3 Double Bedrooms
- Additional Space over Passageway
- In Need of General Work & Repair
- Spacious Accommodation Over 3 Levels

- Excellent Amenities on Ecclesall Road
- Walking Distance of Endcliffe Park
- No Chain
- Tenure TBC
- Council Tax Band B, EPC TBC



121 RANBY ROAD

APPROXIMATE GROSS INTERNAL AREA = 104.3 SQ M / 1123 SQ FT

CELLAR = 17.6 SQ M / 189 SQ FT

TOTAL = 121.9 SQ M / 1312 SQ FT



Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.