



**EADON LOCKWOOD & RIDDLE**  
SALES • LETTINGS • SURVEYS



**53 Cherry Tree Road, Brincliffe, Sheffield, South Yorkshire, S11 9AA**



# 53 Cherry Tree Road, Brincliffe, S11 9AA

GUIDE PRICE £375K - £385K. Situated in the heart of this very desirable and fashionable suburb adjacent to the grounds of the Marriot Hotel and enjoying a leafy, private outlook to the rear. The property has a lovely finish throughout with open plan living kitchen, wood burning stove and modern bathroom and the quality of finish continues into the pretty gardens which boast an impressive entertainment terrace to the rear and a substantial side plot that is perfect for extending into (subject to regs). The property is located a short stroll away from the excellent amenities in the fashionable areas of Sharrowdale and Nether Edge with independent neighbourhood bars, cafes and restaurants combining to give the area it's unique feel and huge appeal. The highly regarded local schooling, which performs admirably in recent Ofsted reports and potential to extend will certainly make this property appeal to the family market.

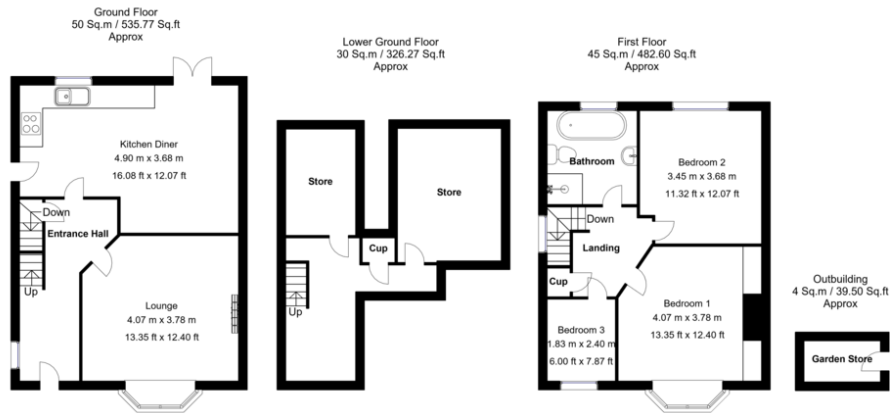
- Sitting room with bay window and a wood burning stove that is linked to the heating system
- Open plan living kitchen with modern units and French Windows in the spacious dining area
- Three bedrooms including a master with bay window and bespoke fitted wardrobes
- Good proportions to the bathroom which features a free standing cast bath and large shower enclosure
- Two cellars used as occasional storage and having potential for further development subject to regs
- Decent plot with bags of room at the side for extending into or space for a garage
- Lapsed planning for 2 storey side extension, plans available via the vendor
- Superb terrace to the rear making a great space for summer BBQ's











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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