



Spencer.

17, Alms Hill Road, Parkhead, S11 9RR

Buy —

A super detached house with an **ENORMOUS** garden and planning permission for large extension

— from *Spencer.*

- A fabulous detached house with planning permission for a large extension
- HUGE gardens fully enclosed to all sides
- Four double bedrooms, two with en-suites
- Principal bedroom with large dressing room (possible bedroom five)
- Open plan living dining kitchen with utility room and views over gardens
- Ground floor WC
- Planning permission reference 21/04444/FUL
- Family bathroom with bath and separate shower
- Short walk to Silverdale School
- What3Words: reach.stays.kinds EPC Rating D - Potential C



Offers Around

£685,000





1 Existing Rear (East) Elevation
Scale: 1:100

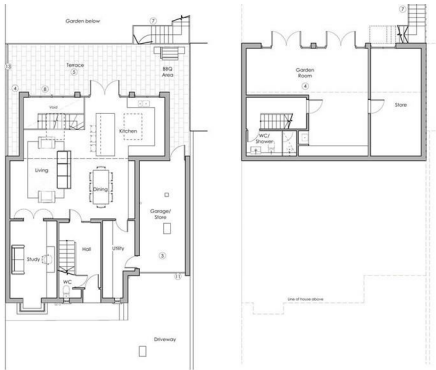


2 Proposed Rear (East) Elevation
Scale: 1:100

- Notes**
1. Completion of side bay window.
 2. Demolition of existing garage structure. Replace stone block side extension with brick finish. Match existing brickwork to match existing.
 3. Double stone bay extension (parapetting ground and lower ground garden level).
 4. Full floor existing stone setting ground and lower ground garden level.
 5. Full floor terrace with black metal proposed ground.
 6. New concrete steps to garden level. New aluminium entrance grey window frame.
 7. Paint the terracotta roof to match existing.
 8. New white stone and window frame to match existing.
 9. New aluminium grey garage door.
 10. New aluminium grey garage door.
 11. Proposed 1.8m high overhang panel to the northern edge of the terrace.



STATUS	PLANNING	JOB NO.	2105	TITLE	Existing & Proposed Rear (East) Elevations
PROJECT	17 Finch Hill Road 217 099	PROJECT	17 Finch Hill Road 217 099		
DATE	06/08/2021	DATE	06/08/2021		
BY	MR & MS ALLEN	BY	MR & MS ALLEN		
DATE	October 2021	DATE	October 2021	SCALE	1:100 @ A3
DATE		DATE		DATE	01
DATE		DATE		DATE	



1 Proposed Ground Floor Plan
Scale: 1:100

2 Proposed Lower Ground Plan
Scale: 1:100

- Notes**
1. Completion of side bay window.
 2. Demolition of existing garage structure.
 3. Double stone block side extension with brick finish. Match existing brickwork to match existing.
 4. Double stone bay extension (parapetting ground and lower ground garden level).
 5. Full floor terrace with black metal proposed ground.
 6. Full floor terrace with black metal proposed ground.
 7. New concrete steps to garden level. New aluminium entrance grey window frame.
 8. Paint the terracotta roof to match existing.
 9. New white stone and window frame to match existing.
 10. New aluminium grey garage door.
 11. Proposed 1.8m high overhang panel to the northern edge of the terrace.



STATUS	PLANNING	JOB NO.	2105	TITLE	Proposed GA Plans Ground & Lower Ground Plan
PROJECT	17 Finch Hill Road 217 099	PROJECT	17 Finch Hill Road 217 099		
DATE	06/08/2021	DATE	06/08/2021		
BY	MR & MS ALLEN	BY	MR & MS ALLEN		
DATE	October 2021	DATE	October 2021	SCALE	1:100 @ A3
DATE		DATE		DATE	01
DATE		DATE		DATE	



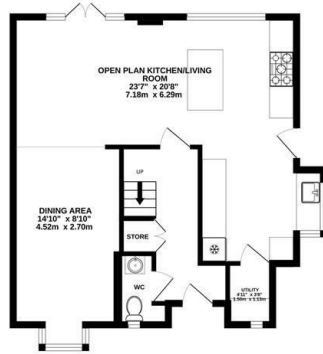


Floorplan

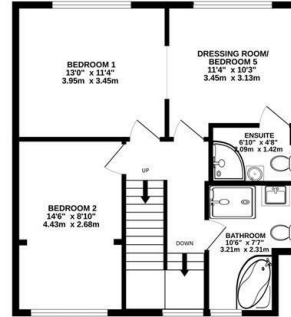
OUTBUILDING



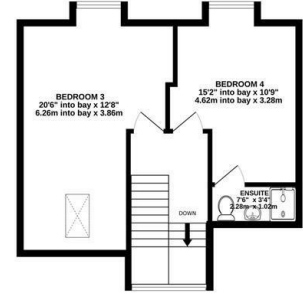
GROUND FLOOR - ROOM HEIGHT 2.15M



1ST FLOOR - ROOM HEIGHT 2.15M



2ND FLOOR - MAX ROOM HEIGHT 2.15M



THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 1690sq.ft. (157.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing: Via the Agents

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