



Ecclesall Road Sheffield S11 8TH
Offers Around £275,000

St Luke's
Sheffield's Hospice

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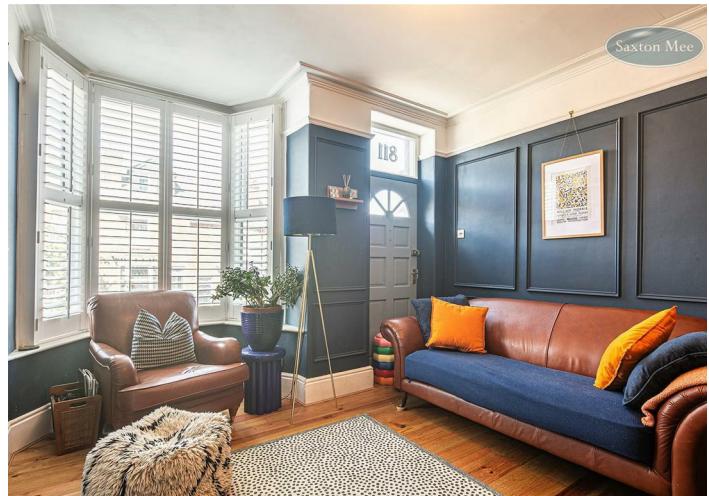
Located in the heart of the ever-popular Ecclesall on this elevated position is the beautifully presented three bedroom mid terrace property which has an enclosed private rear yard and benefits from gas central heating. The property has been sympathetically updated and combines period features with modern living. Boasting a superb location right in the heart of Ecclesall's many shops, cafés, and restaurants, this property also benefits from having Endcliffe Park right on its doorstep, as well as many reputable local schools.

Tastefully decorated throughout, the living accommodation briefly comprises: enter through a front door into the lounge which has a bay window with plantation shutters, panelled walls, a wooden floor, coving to the ceiling, built-in alcove shelves and cupboards, while the focal point is the feature fireplace. A door then opens into the inner lobby with access into the kitchen/diner which has a range of high gloss fitted units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include a fridge/freezer, slimline dishwasher, electric oven and induction hob. There is the original alcove cupboard, wood flooring, a space saving radiator and access to the cellar head and off-shot utility. The utility room has space and plumbing for washing machine/tumble dryer.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The principal bedroom is a good size double to the front aspect and has a panelled wall, useful understairs cupboard, period style radiator along with space for furniture. Bedroom two is to the rear aspect and has ceiling coving and a column radiator. The bathroom is partially tiled with a white suite including bath with overhead shower, WC and wash basin.

Stairs from the landing lead to the spacious attic style bedroom which has three Velux windows allowing for a generous amount of natural light, and useful eaves storage.

- THREE BEDROOM MID TERRACE
- BEAUTIFULLY PRESENTED ACCOMMODATION THROUGHOUT
- PRIVATE REAR YARD
- LOUNGE WITH BAY WINDOW
- KITCHEN WITH OFF-SHOT UTILITY
- CELLAR
- THREE PIECE SUITE BATHROOM
- EXCELLENT LOCATION
- AMENITIES, WELL REGARDED SCHOOLS & TRANSPORT LINKS WITHIN EASY ACCESS
- ENDCLIFFE PARK





OUTSIDE

The property is set back from the pavement by way of a raised garden area and path to the front door. To the rear is an enclosed private garden/yard which has no through access from neighbouring properties. This area has been landscaped by way of Indian Sandstone paving, slatted fencing, and an outdoor kitchen area.

LOCATION

Located on Ecclesall Road just below Greystones Road and therefore close to the glorious outdoor space of Endcliffe Park. There is a fabulous array of amenities on its doorstep including a Sainsbury's Local and a Co-Op along with a variety of independent shops and restaurants. It falls within the catchment area for some popular and well respected schools making this a suitable area for young families. There are very regular buses to the City Centre as well as out to the Peak Park.

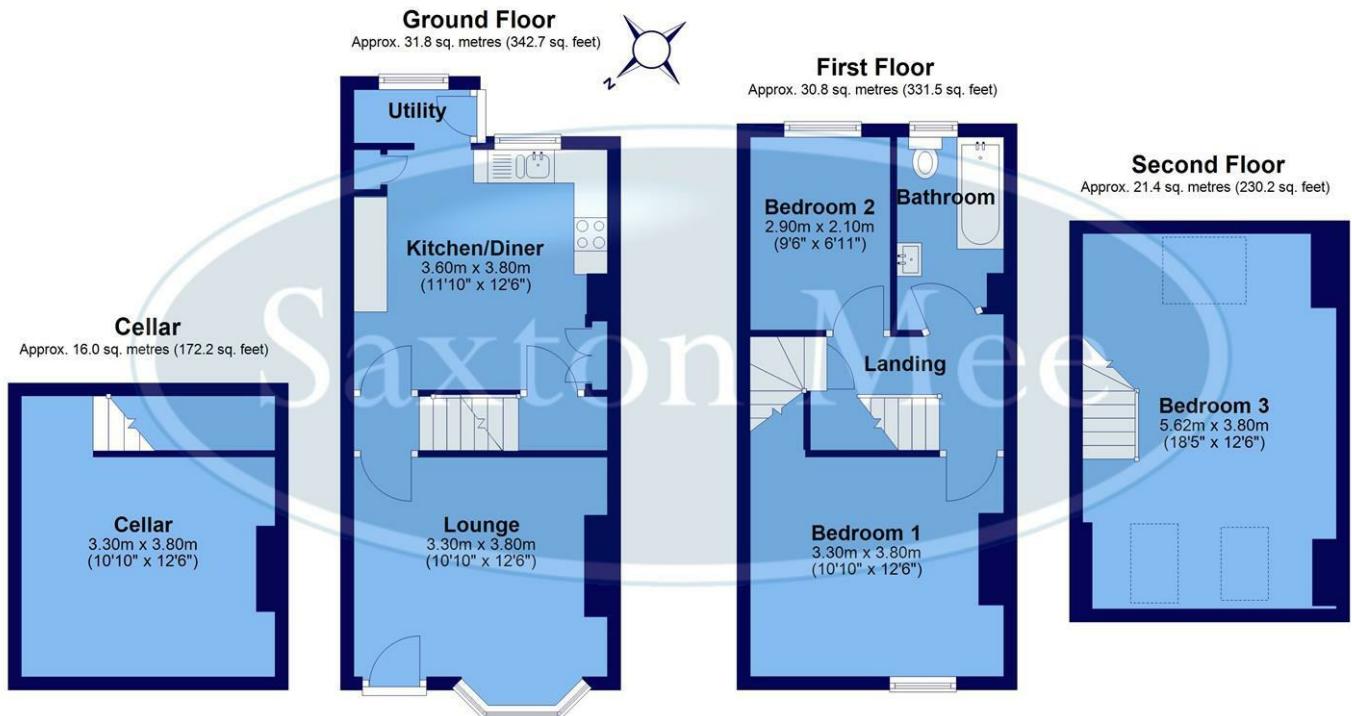
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

VALUER

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.



Total area: approx. 100.0 sq. metres (1076.7 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Stocksbridge**

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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A2 plus) A	89
(B1-B1) B	55
(B2-B3) C	
(D5-D6) D	
(E9-E10) E	
(F11-F12) F	
(G13-G14) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (A2 plus) A	
(B1-B1) B	
(B2-B3) C	
(D5-D6) D	
(E9-E10) E	
(F11-F12) F	
(G13-G14) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC