



High Street Ecclesfield Sheffield S35 9XB
Guide Price £235,000

High Street

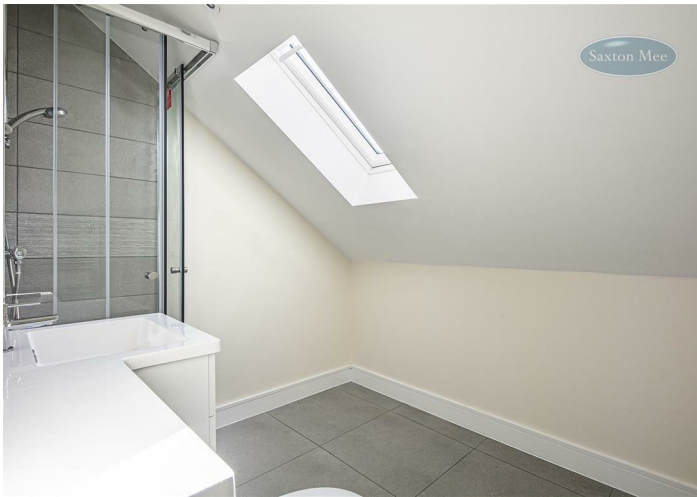
Sheffield S35 9XB

Guide Price £235,000

GUIDE PRICE £235,000-£245,000 ** WITH TWO OFF-ROAD PARKING SPACES ** FREEHOLD ** Offered for sale with Saxton Mee is this brand new and extremely well-built, larger than average, three bedroom, two bathroom mid townhouse which enjoys attractive views and benefits from a driveway providing off road parking for two cars. Finished to a high standard the spacious living accommodation set over four levels briefly comprises of a front composite entrance door which opens into the entrance hall. Modern and contemporary kitchen having a range of wall, base and drawer units with attractive work surfaces incorporating the sink, drainer and four ring gas hob. Integrated appliances include electric oven, fridge, freezer and washing machine. Downstairs WC. Dining room with attractive rear views. From the entrance hall stairs lead down to the lower ground floor with a superb lounge measuring 8.87m x 3.70m with a large under stair storage cupboard, uPVC French doors open onto the patio. From the entrance hall a staircase rises to the first floor landing which benefits from a storage cupboard and access into the two bedrooms and a bathroom. A further staircase rises to the second floor with a large attic master bedroom complete with en suite shower room.

- VIEWING RECOMMENDED
- FINISHED TO A HIGH STANDARD
- DRIVEWAY PROVIDING TWO OFF-ROAD PARKING SPACES
- THREE BEDROOMS/TWO BATHROOMS
- NEW BUILD





OUTSIDE

A driveway providing off road parking for two cars. Rear garden including a patio and garden.

LOCATION

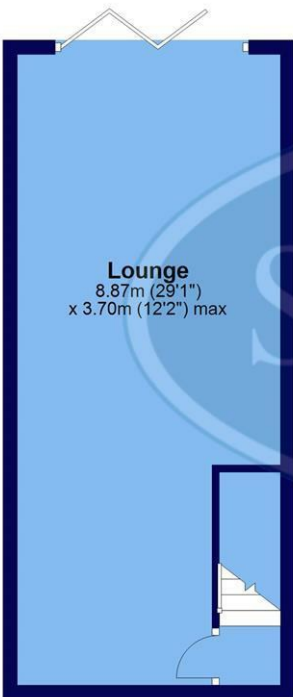
Close to good local schools. Regular public transport. Close to supermarkets and shops. Easy access to Sheffield city centre and the Northern General Hospital.

VALUER

Greg Ashmore MNAEA

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.

Lower Ground Floor
Approx. 32.8 sq. metres (353.2 sq. feet)



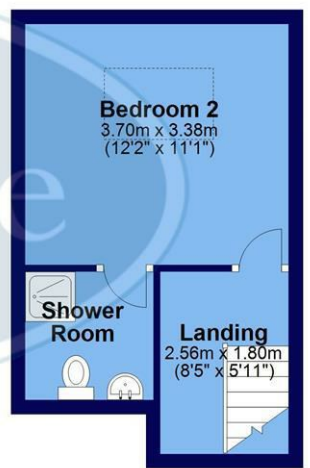
Ground Floor
Approx. 32.8 sq. metres (353.2 sq. feet)



First Floor
Approx. 32.8 sq. metres (353.2 sq. feet)



Second Floor
Approx. 20.9 sq. metres (225.1 sq. feet)



Total area: approx. 119.3 sq. metres (1284.7 sq. feet)

**Crookes
Hillsborough
Stocksbridge**

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462 Manchester Road, Sheffield S36 2DU

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
Not environmentally friendly - higher CO ₂ emissions	G		
England & Wales		EU Directive 2002/91/EC	