



Minster Road Ecclesfield Sheffield S35 9XS
Offers In The Region Of £220,000

Minster Road

Sheffield S35 9XS

Offers In The Region Of £220,000

**** NO CHAIN ** SOUTH FACING REAR GARDEN **** Situated on this sought after residential estate in the village of Ecclesfield is this three bedroom, semi detached property which is within walking distance of amenities, good public transport links, reputable local schools, shops in abundance and parklands providing lovely walks. The property has been beautifully maintained but is ready for updating and enjoys a lovely south facing rear garden and benefits from the a driveway, garage, uPVC double glazing and gas central heating. In brief, the living accommodation comprises: front door which opens into the entrance hall with access into the dining room, lounge and kitchen. The dining room is currently to the front of the property and has a large window allowing lots of natural light. The lounge to the rear has sliding doors which open onto the rear garden, while the focal point of the room is the gas fire with back boiler. The kitchen has a range of units with a complementary work surface which incorporates the sink and drainer. There is space for an oven along-with housing and plumbing for a washing machine and space for an under-counter fridge freezer. Under stair storage cupboard/pantry. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms, the shower room and the separate WC. The master bedroom to the front has fitted furniture. Double bedroom two overlooks the rear garden and again has fitted furniture. Bedroom three is a good size single. The shower room has a double shower cubicle and a wash basin.

- VIEWING ADVISED
- THREE BEDROOM SEMI DETACHED
- LOUNGE, DINING ROOM & KITCHEN
- DRIVEWAY & GARAGE
- SOUTH FACING REAR GARDEN
- FANTASTIC LOCATION
- GOOD LOCAL SCHOOL
- AMENITIES CLOSE-BY INCLUDING MEADOWHALL SHOPPING CENTRE
- MOTORWAY LINKS & PUBLIC TRANSPORT





OUTSIDE

To the front is a lawn with a driveway to the side, this continues through gates to the detached garage. The south facing rear garden has a greenhouse, patio, lawn and a pebbled area.

LOCATION

The property is within walking distance of amenities, good public transport links, reputable local schools, shops in abundance and parklands providing lovely walks. The property is within a five minute drive of the Meadowhall Shopping Centre allowing access to the railway, motorway networks, as well as shops and restaurants catering for all requirements.

MATERIAL INFORMATION

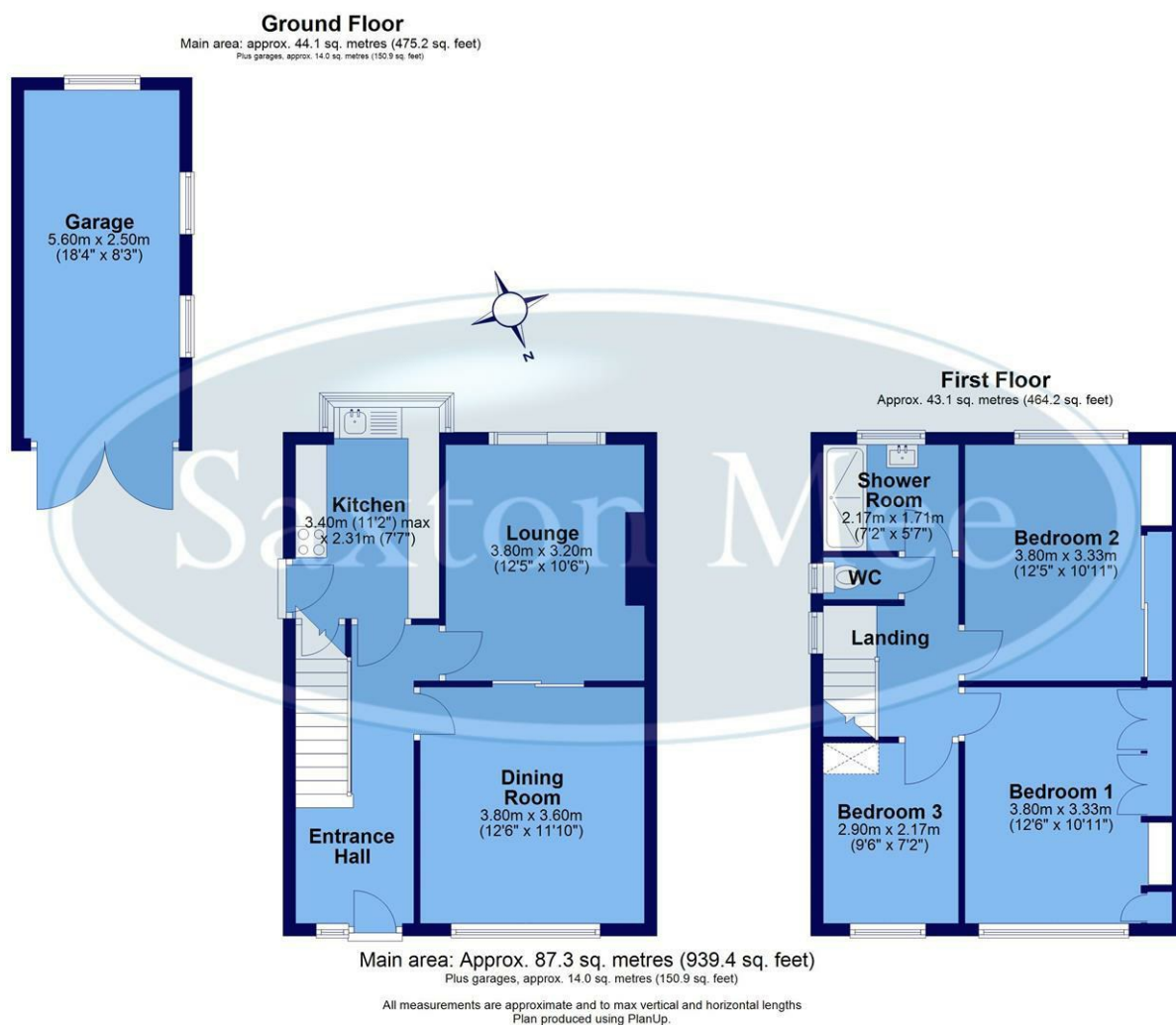
The property is Leasehold, term to be confirmed. Ground rent is £18.00 per annum.

The property is 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.



Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(43-54) E	
(31-42) F	
(1-30) 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 (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(43-54) E	
(31-42) F	
(1-30) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC