



# 347, Ecclesall Road South

Sheffield, S11 9PX

This is a rare opportunity to purchase a three bedroom, ground floor luxury apartment in a very desirable location on Ecclesall Road South, close to Abbey Lane. Upon entering, you are greeted by a spacious reception hallway with storage cupboard that seamlessly flows into a luxury open-plan kitchen. This well-appointed kitchen boasts integrated appliances and elegant granite worktops, making it a delightful space for both cooking and entertaining. There is a large reception room with feature fireplace and patio doors leading to a small terraced area. The apartment features two contemporary bathrooms, including a luxurious family bathroom and an additional en-suite shower room, providing convenience and privacy for all occupants. Unusually, as well as the principal bedroom, and further double bedroom, there is a further smaller bedroom that would make a perfect



- Three bedrooms including principal with en-suite
- Contemporary bathrooms that are in fantastic condition
- Located nearby to Abbeydale Woods
- Viewing highly recommended - call 01142683388
- Luxury open plan kitchen with granite worktops
- Secure development with allocated parking
- Prime location for transport, amenities and local restaurants
- Useful utility room with plumbing for laundry appliances
- Open plan layout with patio area off the living room
- Useful third single bedroom or home office



home office or single bedroom but was previously used as a compact home gym and workout area.

The property caters to the needs of modern living, making it an ideal choice for families or professionals seeking a stylish home in a prime location. The vibrant surroundings of Ecclesall Road South offer a variety of amenities, including shops, restaurants, and woodland all within easy reach, as well as the Peak District being only a short drive away. The property benefits from secure, allocated parking as well as additional storage space external to the apartment, and is offered chain free.

This exceptional apartment presents a wonderful opportunity to enjoy contemporary living in one of Sheffield's most desirable neighbourhoods. Don't miss your chance to make this stunning property your new home.

#### Important Information

**Anti-Money Laundering (AML) Checks -** As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

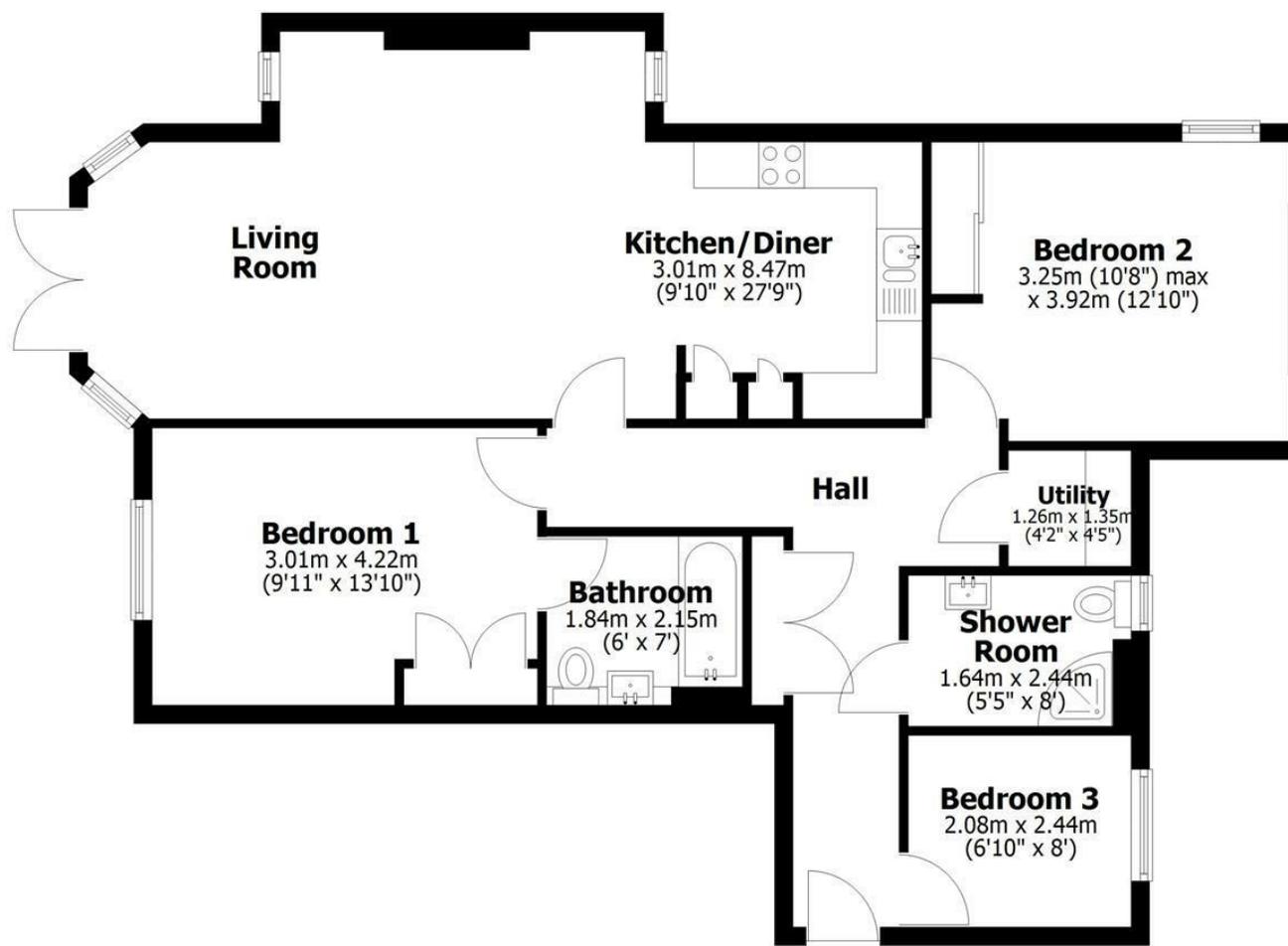






## Ground Floor

Approx. 86.8 sq. metres (933.8 sq. feet)



Total area: approx. 86.8 sq. metres (933.8 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

### Apartment 2, St. Albans, 347 Ecclesall Road South

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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