





# Porter Brook House, 201 Ecclesall Road, S11 8HW

Offers In Region Of £120,000

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## Stylish Fourth-Floor Apartment with Private Balcony on Ecclesall Road

Perched on the fourth floor of the sought-after Porter Brook House in Wards Brewery, this elegant one-bedroom apartment offers contemporary city living in one of Sheffield's most vibrant and desirable postcodes.

From the moment you step into the spacious foyer, you're greeted by clean lines, natural light, and an intelligent layout that maximises both comfort and style.

### Why You'll Love It:

- **Bright & Airy Living Space:** The generous living room is the perfect place to relax or entertain, with full-height glazing that opens out onto your own private balcony—an ideal spot for your morning coffee or evening wind-down.
- **Modern Kitchen:** Seamlessly linked to the living space, the kitchen is well-proportioned and smartly designed, with ample storage and space for integrated appliances.
- **Calming Double Bedroom:** The bedroom offers a peaceful retreat, with a large window inviting in plenty of light and space for wardrobes and additional furnishings.
- **Contemporary Bathroom:** A crisp and modern bathroom completes the home, featuring a full-sized bath with overhead shower and sleek tiling.
- **Foyer with Storage Potential:** The wide hallway makes an excellent space for coats, shoes, and possibly even a desk nook for those who work from home.

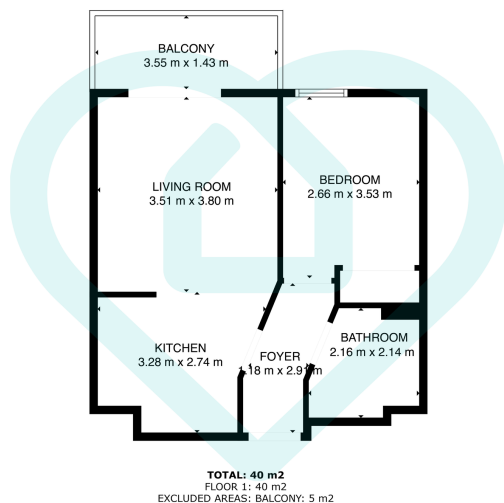
### Additional Perks:

- Fourth-floor position offering elevated views
- Lift access to all floors
- Situated within walking distance of Sheffield city centre, the University, and the Botanical Gardens

### Ecclesall Road Living:

Whether it's brunch at one of the local cafés, a stroll along the Porter Brook trail, or an evening out in one of the area's many bars and restaurants, you're perfectly placed to enjoy the best that Sheffield has to offer. **Perfect For:** Young professionals, city dwellers, or

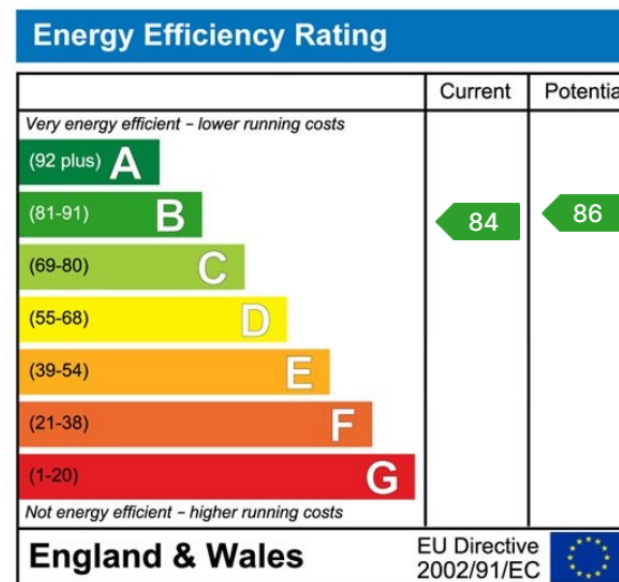




This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- One Double Bedroom Apartment
- Fourth Floor
- Lift Access to All Floors
- Ideal for first-time buyers, professionals, or investors
- Excellent Transport Links
- Private Balcony
- Spacious Open-Plan Living and Dining Area
- Fantastic location
- Right Next To Sheffield City Centre
- Well-Maintained Communal Areas



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