



24 Ford Road, Ecclesall, Sheffield, S11 7GZ

Saxton Mee

24 Ford Road

Ecclesall

Offers Around

£590,000

Perfect for a family is this four bedroom/two bathroom detached home located in this first class location within walking distance of Bingham Park and excellent local schools, as well as the wealth of amenities, bars and restaurants on Ecclesall Road.

The accommodation briefly comprises:

Entrance hallway with downstairs cloakroom/W.C. Fitted breakfasting kitchen having a range of units at wall, drawer and base level, integrated oven and hob, space for a fridge/freezer, washing machine and dishwasher. Stairs lead down into the large family lounge/diner with central fireplace and French doors onto the garden. To the upper levels, there are three double bedrooms and a single bedroom four, with the master suite enjoying an en suite shower room and the family bathroom having a bath, W.C and wash hand basin.

Externally, there is a driveway to the front providing ample off street parking and access to the garage. Side access leads to the rear garden, which enjoys a patio seating area, planted borders and mainly laid to lawn.

- Located In This Excellent Location Close To Ecclesall Road
- First Class Schools Nearby
- Four Bedroom And Two Bathroom Detached
- Versatile Split Level Accommodation
- Large Family Lounge/Diner With Access Onto The Garden
- Private Rear Garden With Pleasant Roof Top Views
- Ample Off Street Parking And Garage
- EPC Rating C/Council Tax Band E
- Freehold
- Viewing Via Banner Cross Office







Ground Floor

Floor area 66.5 sq.m. (715 sq.ft.)

First Floor

Floor area 47.6 sq.m. (513 sq.ft.)

Second Floor

Floor area 23.8 sq.m. (256 sq.ft.)

TOTAL: 137.9 sq.m. (1,484 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

