



55 Bluecoat Rise, Brincliffe, Sheffield S11 9DW

Saxton Mee

Lettings

55 Bluecoat Rise

Brincliffe

Guide Price

£575,000

GUIDE PRICE £575,000-£595,000

A modern, well maintained, four bedroom/two bathroom townhouse located on this exclusive development close to amenities, bars and restaurants on Ecclesall Road and within easy reach of central Sheffield.

The property briefly comprises: Entrance hallway to the lower ground floor with access to the integral garage, utility room, downstairs cloakroom and a multi-purpose room to the rear which has been used as a bedroom, study, sitting room and games room previously with French doors leading onto the garden.

Stairs rise to the ground floor which houses the main living space, with a large L shaped lounge/diner and a modern kitchen/diner with a range of contemporary units, integrated double oven and hob, fridge/freezer and dishwasher. French doors lead onto the balcony terrace with pleasant views over the square.

To the first floor are four good sized bedrooms, the principal suite enjoying fitted wardrobes/dressing area and an en suite shower room and access from the landing to the main family bathroom comprising a full suite.

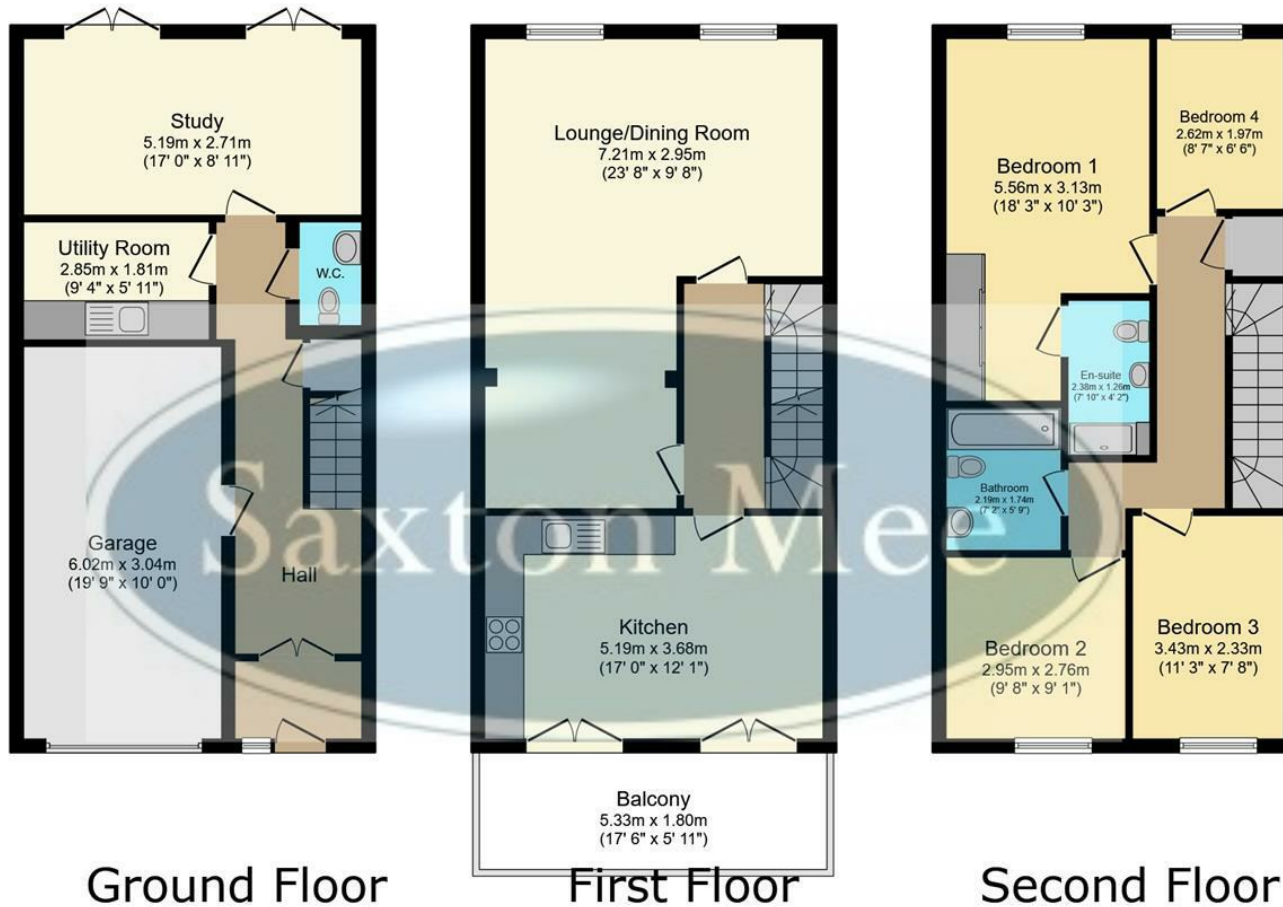
Outside to the front is a driveway providing ample off street parking and access to the integral garage with up/over door. The rear garden is private and peaceful with patio, lawn, fencing to the borders and shrubs/trees to the backdrop.



- Modern Townhouse With Four Bedrooms And Two Bathrooms
- Stunning Modern Kitchen With Balcony Terrace
- Open Plan Living Area
- Versatile Ground Floor Reception Room With French Doors Onto Garden
- Private Garden And Off Street Parking
- Exclusive And Popular Development
- Close To A Wealth Of Amenities, Schools And Transport Links
- EPC Rating B/Council Tax Band F
- Leasehold 999 Years From 1 August 2012
- Viewing Via Banner Cross Office







Floor area 55.7 m² (600 sq.ft.) Floor area 65.9 m² (709 sq.ft.) Floor area 55.7 m² (600 sq.ft.)

TOTAL: 177.3 m² (1,908 sq.ft.)

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