



85 Knowle Lane, Ecclesall, Sheffield, S11 9SN

Saxton Mee

85 Knowle Lane

Ecclesall

Offers Around

£495,000

CASH BUYERS ONLY ** POTENTIAL BUILDING PLOT TO REAR SUBJECT TO PLANNING **

A superb opportunity is available to finalise the renovation of this substantially extended and converted two/three bedroom semi detached family residence with accommodation over four floors, with a very large basement conversion and part loft conversion to create potentially a four/five bedroom property. The basement and loft are in need of remedial works/improvements and completion of the conversions - planning permission was granted but completion certificates not applied for. This property, once completed and updated will be a fantastic large family home and is in a great location in first class catchment area for schools and great amenities.

The property briefly comprises: Ground Floor: entrance porch, cloakroom, reception hall, sitting room with French window leading to large terrace, bay windowed dining room, extended kitchen, the kitchen area with good range of units and adjacent dining area and patio doors to terrace. First Floor: two double bedrooms and large bathroom with full suite. Second Floor: part loft conversion with two Velux roof lights. Basement: with separate access externally and also internally, a rear bedroom, a middle room with study area off and bathroom. Large sitting room, large living kitchen and utility room and cloakroom (please note the lower ground floor requires refitting and remedial damp work).

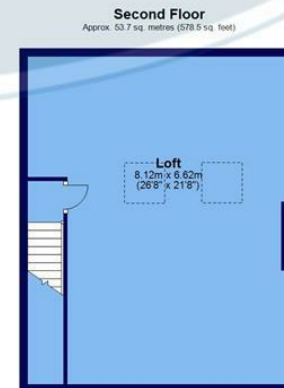
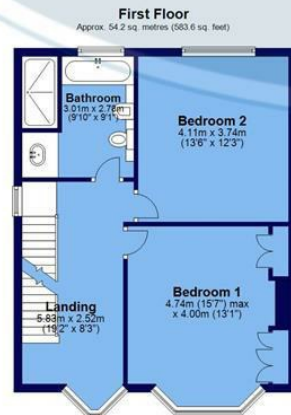
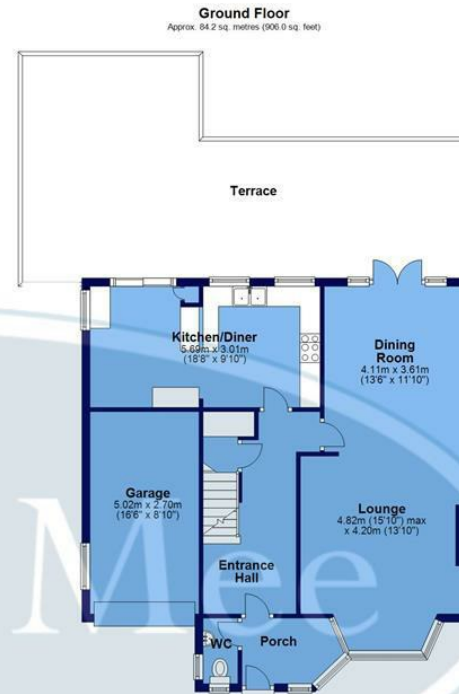
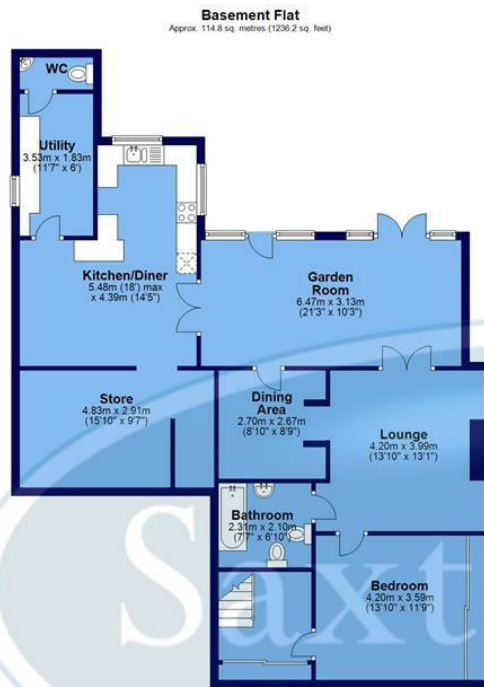
Good off road parking with front garden and attached garage. To the rear, large terrace ideal for entertaining and lower garden area, all with attractive southerly facing views.



- Large Extended Semi Detached Family Home
- Large Basement Conversion In Need Of Improvements
- Part Loft Conversion In Need Of Completing
- Large Southerly Facing Terrace And Garden
- Potential Building Plot to Rear Subject to Planning
- Accommodation Over Four Floors
- Good Off Road Parking And Garage
- Sought After Location Close To Excellent Amenities
- 89 Knowle Lane Sold for £800,000 in August 2023
- Cash Buyers Only







Total area: approx. 307.0 sq. metres (3304.2 sq. feet)

All measurements are approximate.
Plans produced using PlotUp.

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.'

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