



18 Alms Hill Road, Ecclesall, Sheffield, S11 9RS

Saxton Mee

18 Alms Hill Road

Ecclesall

Guide Price

£510,000

**** POTENTIAL TO EXTEND ** DRAWINGS AVAILABLE FOR GROUND AND FIRST FLOOR EXTENSION ****

Offered for sale with NO ONWARD VENDOR CHAIN is this well appointed, recently refurbished, extended three bedroom semi-detached home located in this sought after and most desirable residential area within easy reach of first class schools, the Peak District National Park and excellent local amenities.

Briefly, the accommodation comprises: Entrance vestibule opening into the welcoming hallway. To the front is a bay windowed lounge opening into the separate dining room with a rear facing window onto the garden. There is a separate, extended, breakfasting kitchen enjoying a range of brand new fitted units with space for free standing appliances and an integrated cooker and electric hob. Downstairs W.C. To the first floor are three generous bedrooms, ideal for a family, as well as a brand new modern bathroom. Loft space ideal for storage.

The property has recently undergone a full scheme of works by the current owners including; new central heating system, new floor coverings, brand new kitchen and bathroom suites, re-plastered throughout and a full re-wire.

Outside to the front is a walled garden and off road parking leading to the detached garage. To the rear is a much larger than average garden with a range of mature plants, shrubs and trees in addition to a lawn and newly installed Indian Stone patio.



- Three Bedroom Semi Detached With Drawings Available For Ground And First Floor Extension
- No Onward Chain
- Extended Breakfasting Kitchen
- Fully Refurbished Throughout
- Generous Garden
- Excellent School Catchment And Close To Amenities On Ecclesall Road
- Easy Access To The Peak District National Park
- Council Tax Band D/EPC Rating D
- Leasehold 300 Year Term With 214 Years Femaing
- Viewing Via Banner Cross Office







Ground Floor
Floor area 55.0 m² (592 sq.ft.)

First Floor
Floor area 44.6 m² (480 sq.ft.)

TOTAL: 99.6 m² (1,072 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

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