



57 Parkhead Crescent, Ecclesall, Sheffield, S11 9RD



# 57 Parkhead Crescent

## Ecclesall

Guide Price

# £325,000

GUIDE PRICE £325,000-£350,000

A much loved family home situated on this highly regarded area and in the catchment area for excellent schools. Located within easy access of the Peak District National Park, Sheffield City Centre, Universities and Hospitals. This lovely property offers a fabulous opportunity for young first time buyers and young families wishing to move into the area.

Offered for sale with NO ONWARD CHAIN this delightful family home briefly comprises;

Entrance hallway, lounge with feature fireplace, separate dining room with window to the rear overlooking the pleasant rear garden and a fitted kitchen with pantry. There is also a useful side entrance porch. To the first floor are two good size double bedrooms, both with built in wardrobes, a single bedroom and a bathroom.

To the front of the property there is a well maintained garden and off road parking. To the side of the property there is a pathway leading to the rear garden. The rear garden is private and enclosed with a lawn area, patio, summerhouse and a variety of mature shrubs and trees.

There is further storage located underneath the house which is accessed via the back garden.

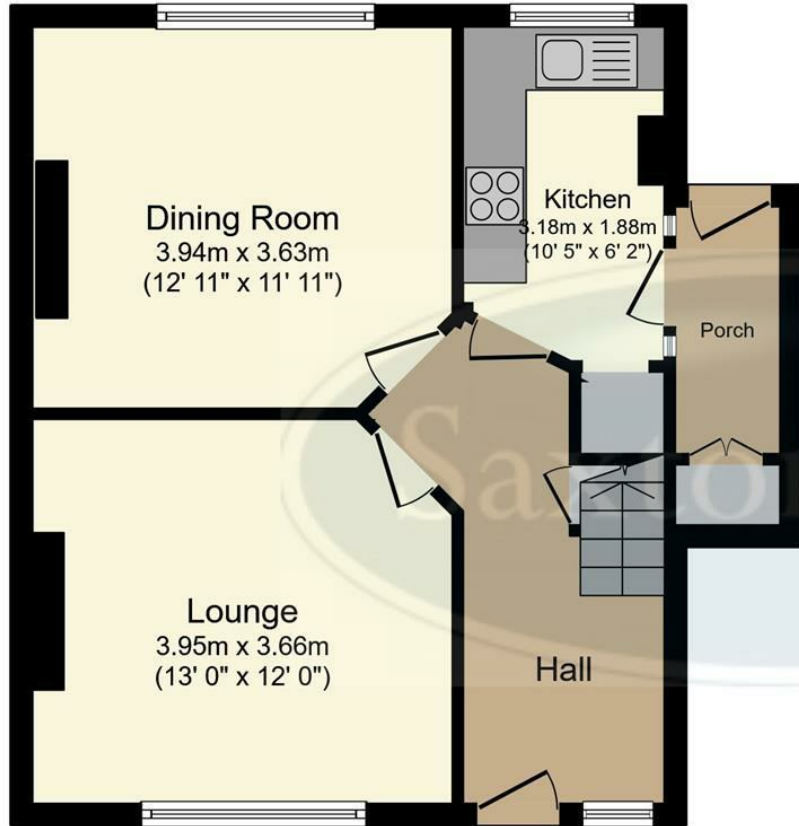
If you want a light and airy property with a lovely feel, in a great area and with no onward chain, this property is definitely worthy of a viewing!



- No Onward Chain And Immediate Vacant Possession
- Three Bedroom Semi Detached
- Two Reception Rooms Plus Well Fitted Kitchen
- Light And Airy Throughout
- Useful Storage Underneath The Property
- Off Road Parking
- Close To Good Schools And Local Amenities
- Private Rear Garden With Patio And Summerhouse
- EPC Rating D/Council Tax Band C/Freehold
- VIEWINGS VIA BANNER CROSS BRANCH

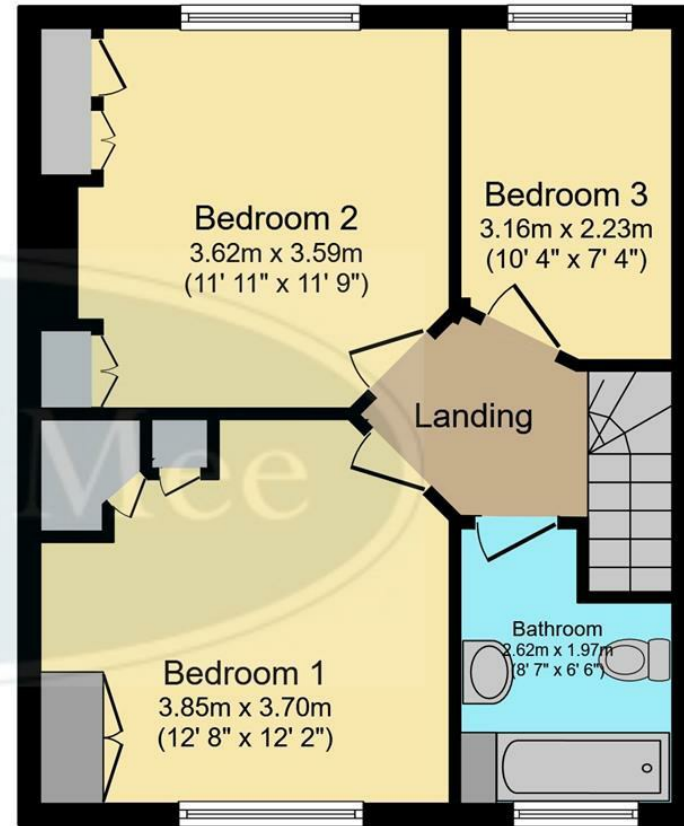






### Ground Floor

Floor area 63.8 sq.m. (687 sq.ft.)



### First Floor

Floor area 44.4 sq.m. (478 sq.ft.)

**TOTAL: 108.2 sq.m. (1,164 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](http://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](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

