



51 Ecclesall Road South, Ecclesall, Sheffield, S11 9PB

Saxton Mee



# 51 Ecclesall Road South

## Ecclesall

Offers Around

**£575,000**

A fantastic, large, sympathetically and substantially extended four bedroom semi detached family home with long, level, south facing rear garden. Offered for sale with no chain.

The property is located in an excellent catchment area for schools and first class amenities at Banner Cross and Ecclesall, and within easy access of the open countryside of the Peak District.

Reception Hall, Cloakroom, superb large through Lounge Dining room, Family/Garden room, extended living Kitchen with well fitted range of units and adjacent dining area with patio doors leading out to the terrace and garden. On the first floor; three good sized Bedrooms and family Bathroom with shower. On the second floor; a further double Bedroom.

Outside; block paved Driveway providing extensive parking, small front Garden, Driveway to the side leading to the rear to a lovely, long, south facing rear Garden with patio, lawned area and lovely aspect.



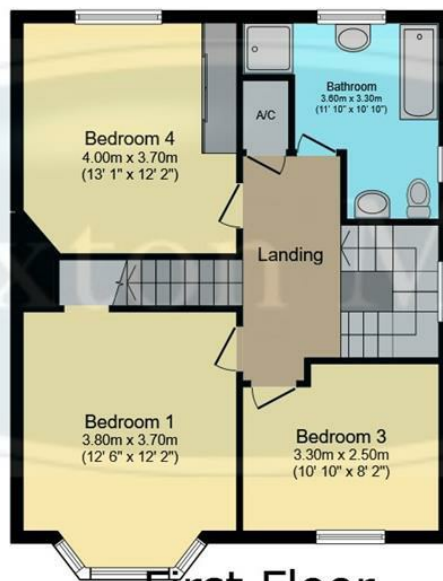
- Large Substantially Extended Four Bedroom Semidetached Family Home
- Long, Level, South Facing Rear Garden
- Extensive Offroad Parking to the Front and Side
- For Sale with Completed Chain
- Large Through Living Kitchen with Adjacent Dining Area and Patio Doors
- Very Large Through Lounge Dining Room and Garden/Family Room
- Excellent Catchment Area for Schools and First Class Amenities
- EPC Rating: D
- Council Tax Band: E
- Tenure: Leasehold



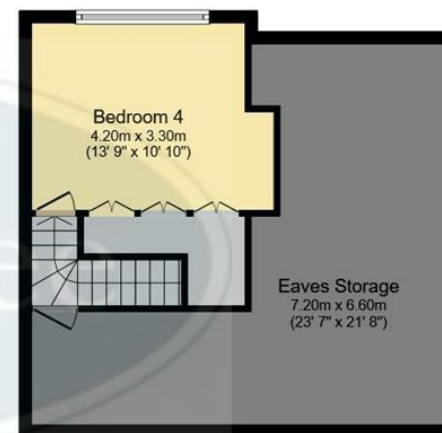




**Ground Floor**  
Floor area 86.0 m<sup>2</sup> (926 sq.ft.)



**First Floor**  
Floor area 64.6 m<sup>2</sup> (696 sq.ft.)



**Second Floor**  
Floor area 48.9 m<sup>2</sup> (526 sq.ft.)

**TOTAL: 199.5 m<sup>2</sup> (2,147 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.'

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