



48 Banner Cross Road, Ecclesall, Sheffield, S11 9HR

Saxton Mee



# 48 Banner Cross Road

## Ecclesall

Offers Around

# £625,000

GUIDE PRICE £625,000-£650,000

Located on this popular residential street, a well maintained larger than average, four bedroom semi-detached family home within walking distance of excellent schools, shops, bars, cafes and Ecclesall Library.

The accommodation briefly comprises: Entrance porch leading into a welcoming entrance hallway with access to the cellar ideal for storage. Large bay windowed lounge to the front with beautiful decorative coving to the ceiling and a central fireplace with surround. Rear dining room with window looking out onto the patio and a wood burning stove. Separate breakfasting kitchen having a range of fitted wall, drawer and base units with complementary work tops above, integrated oven, gas hob, space for a fridge/freezer, dishwasher and washing machine. To the first floor are three good sized bedrooms and a modern, recently fitted family bathroom with bath, wash basin, W.C and separate shower. Separate W.C. A further staircase rises to the attic double bedroom four with vast eaves storage.

Outside, there is off road parking to the front for two cars and side access leads through to the garden. To the rear is a raised patio terrace, with steps down to a large lawn with established planted borders and in turn a further patio with garden shed/summer house.



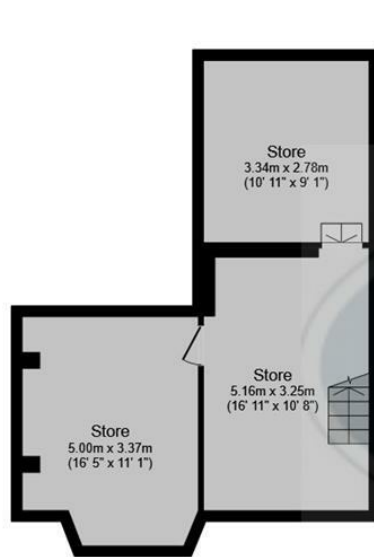
- Ideal Family Home
- Within Walking Distance Of Excellent Schools
- A Wide Range Of Amenities Nearby At Banner Cross
- Large Well Stocked Gardens To The Rear
- First Class Residential Location
- Four Generously Proportioned Bedrooms
- EPC Rating D
- Council Tax Band D
- Freehold
- Viewing Via Banner Cross Office



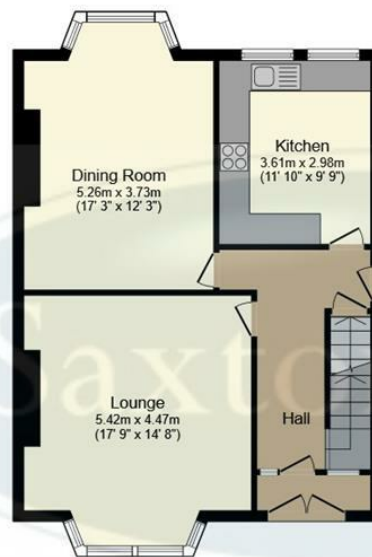








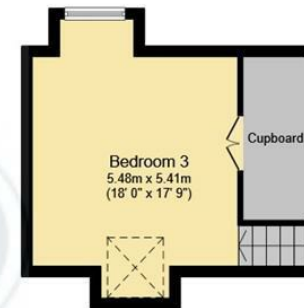
**Cellar**  
Floor area 43.9 m<sup>2</sup> (472 sq.ft.)



**Ground Floor**  
Floor area 63.1 m<sup>2</sup> (679 sq.ft.)



**First Floor**  
Floor area 61.7 m<sup>2</sup> (664 sq.ft.)



**Second Floor**  
Floor area 24.2 m<sup>2</sup> (260 sq.ft.)

**TOTAL: 192.8 m<sup>2</sup> (2,075 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)

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