

Saxton Mee



Millhouses Lane Ecclesall Sheffield S11 9JD
Offers Around £180,000



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Sheffield S11 9JD

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**** OFF ROAD PARKING **** Situated in the sought after area of Ecclesall is this deceptively spacious and beautifully presented, ground floor apartment located within this well restored and converted Victorian residence. The property has the added advantage of a good size occasional room located in the basement and benefits from off-road parking, well kept communal rear gardens, uPVC double glazing and gas central heating throughout. In brief, the living accommodation comprises: front entrance door which opens into the hallway. Access into the lounge, kitchen/diner, bathroom and bedroom. The well proportioned lounge has a bay window to the front. The spacious kitchen/diner has a range of wall and base units with a complementary work surface which incorporates the sink and drainer. Space for a Range cooker and plumbing for a washing machine. The bathroom comes with a three piece suite comprising bath with overhead shower, WC and wash basin. The bedroom is a generous size and benefits from fitted wardrobes. From the entrance hall, a staircase leads down to the basement level which comes with an occasional room.

- IDEAL FIRST HOME
- EXCELLENT SCHOOL CATCHMENT
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- COMMUNAL GARDENS
- VIEWING ESSENTIAL
- OCCASIONAL BEDROOM LOCATED IN THE BASEMENT





OUTSIDE

Off road parking and well kept communal gardens to the rear.

LOCATION

The property occupies a prominent position in one of Sheffield's most sought after and exclusive postcodes. Catchment for both Dobcroft infant and junior schools. Close proximity to Millhouses Park and within walking distance to the fashionable Ecclesall Road.

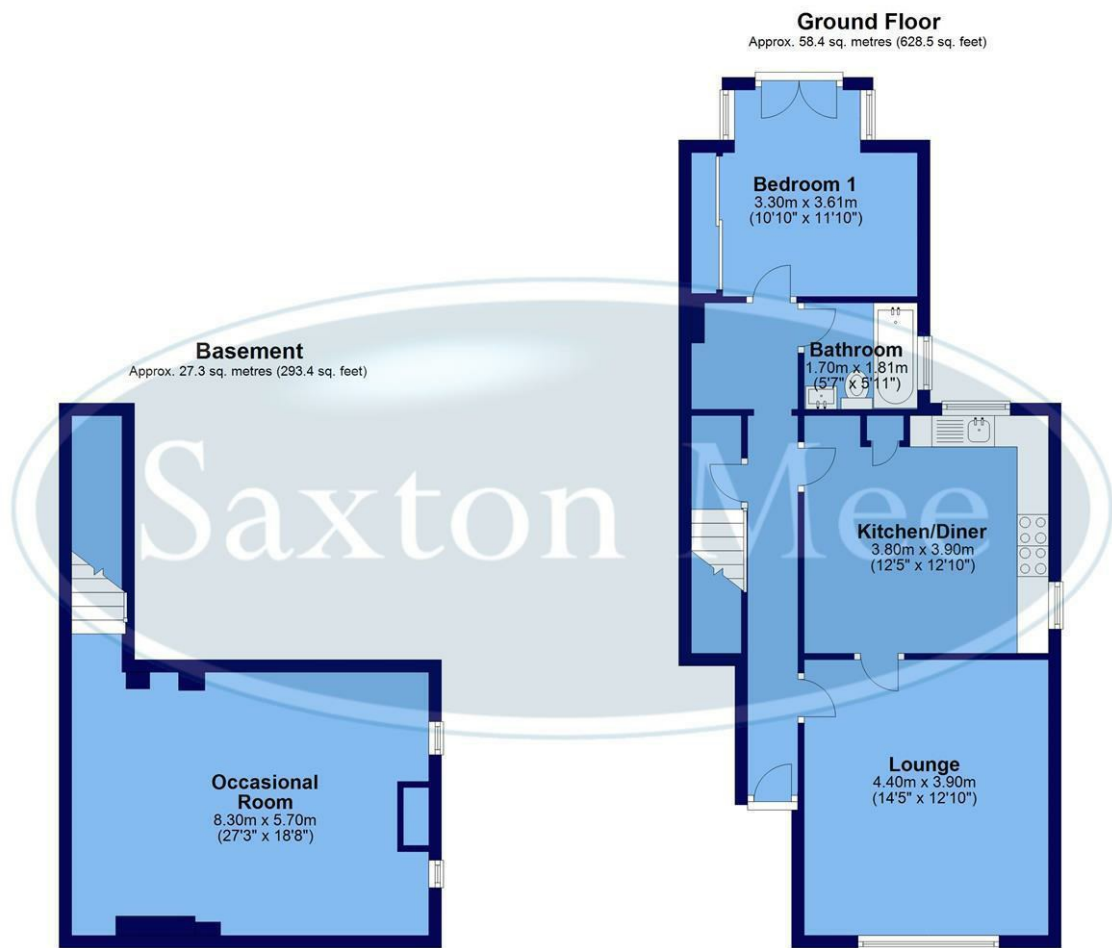
MATERIAL INFORMATION

The property is Leasehold with term of 200 years running from 1973.
The property is currently Council Tax Band A.

VALUER

Victoria Parkin

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.



Total area: approx. 85.6 sq. metres (921.8 sq. feet)
All measurements are approximate
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| (92-91) | B | | |
| (85-80) | C | | |
| (65-64) | D | | |
| (55-54) | E | | |
| (51-38) | F | | |
| (1-10) | G | | |
| Not energy efficient - higher running costs | | 63 | 75 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | A | | |
| (81-61) | B | | |
| (55-40) | C | | |
| (35-34) | D | | |
| (21-20) | E | | |
| (15-10) | F | | |
| (1-10) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | 56 | 73 |
| England & Wales | | EU Directive 2002/91/EC | |