











## 89 Mill Road

Ecclesfield • Sheffield • S35 9XP

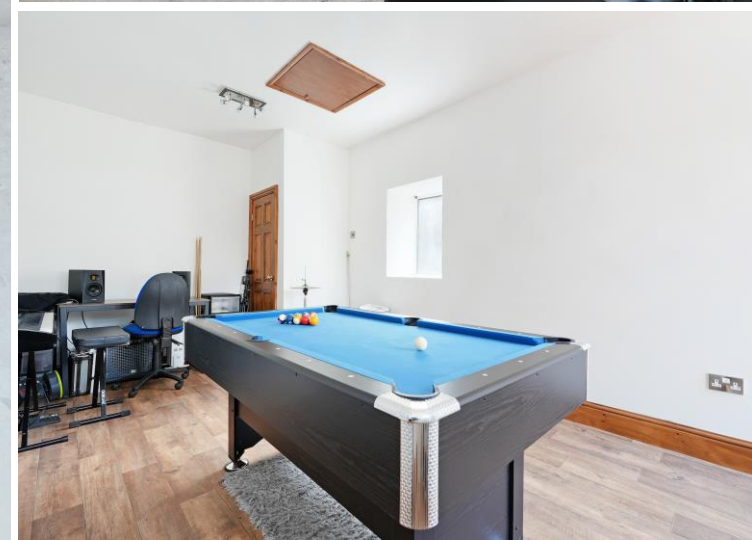
Guide Price £270,000 - £280,000

Dating back to 1810 is a stunning stone built detached cottage with a versatile garden studio. Generously proportioned, light and airy accommodation over two floors, featuring a versatile outbuilding, wraparound garden, double glazed sash windows and combination gas central heating. A double driveway creates valuable off-street parking. Freehold. The property enters through a spacious tiled porch providing cloakroom storage. The front facing lounge is presented in neutral tones and a grey carpet, complemented by an exposed brick feature fireplace. Overlooking the rear garden, filled with natural light is a flexible dining area which links through to the kitchen and provides direct access to the garden. The kitchen is fitted with a range of shaker style units, topped with wood effect worktops, and a Belfast sink. Integrated appliances include a Range oven, Neff dishwasher, fridge freezer, and two generous storage cupboards creating utility space. A second front facing reception room adjoins the kitchen and can be used as a snug, music room, or a home office. The first floor comprises of three bedrooms, two which are generously proportioned front facing double bedrooms, the main bedroom incorporating built in sliding door wardrobes. Bedroom 3 is smaller in size and ideal for a child, dressing room, or study. The bathroom is traditional in style with a freestanding roll top slipper bath and corner shower enclosure. Externally, a double driveway creates off street parking, adjoining a separate garden area beside the stream, a secluded private space. To the rear of the property is a wraparound garden with a garden terrace and impressive versatile outbuilding creating a range of possibilities. Mill Road is a popular road well-served by local shops and amenities in Ecclesfield, local schools, recreational facilities, public transport, and access links to the city centre, hospitals, universities, motorway, and Meadowhall.









- Stone Built Detached Cottage
- 3 Well Presented Bedrooms
- Beautiful Interior. A Must See
- Modern Kitchen with Integrated Appliances
- Lovely Bathroom with Roll Top Bath
- Versatile Garden Studio
- Wraparound Garden
- Double Driveway
- Freehold
- Council Tax Band C, EPC Rating D







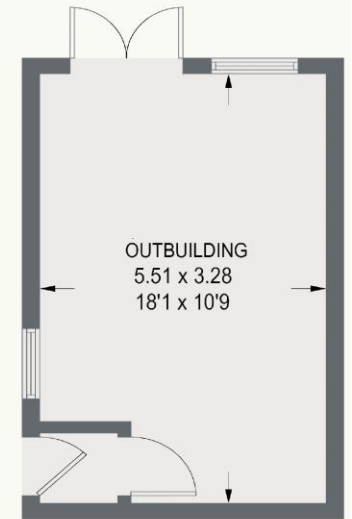
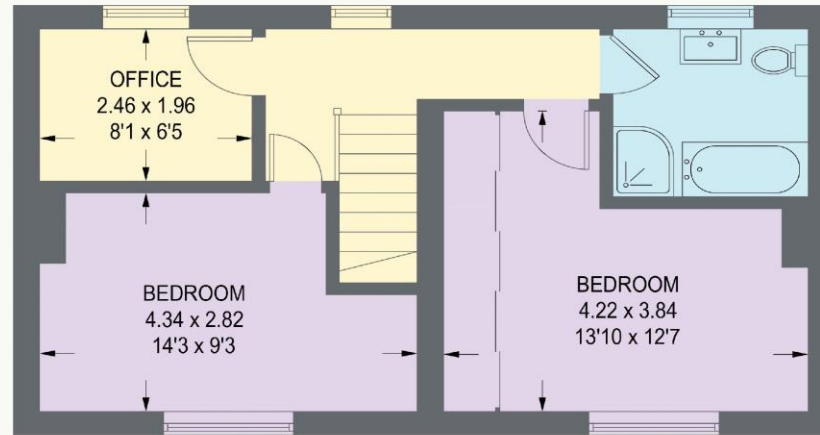
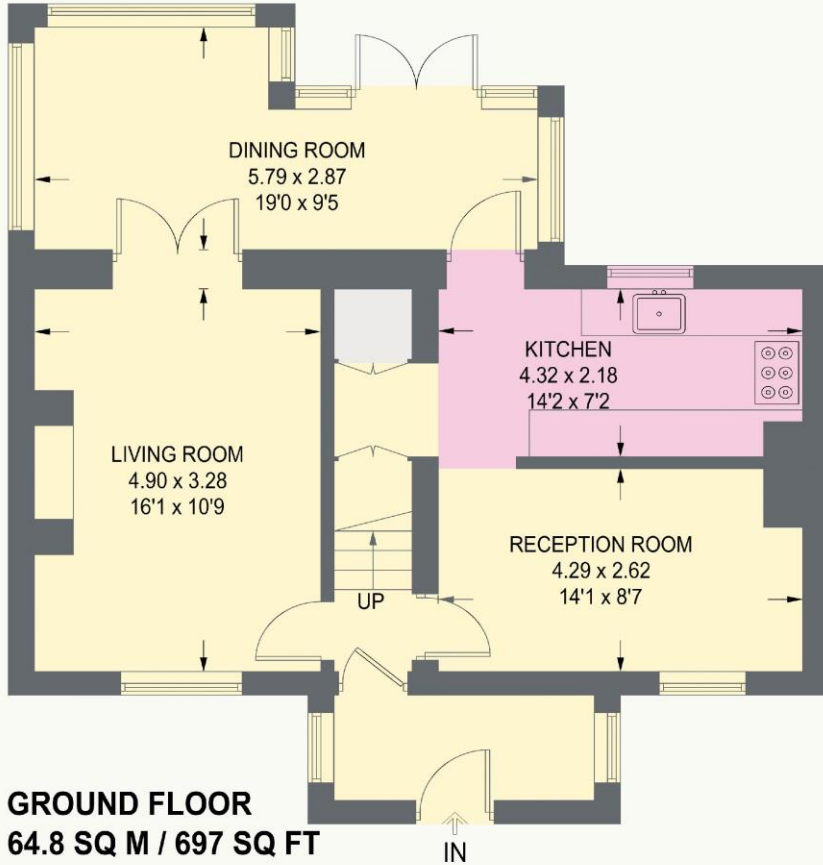


# 89 MILL ROAD

APPROXIMATE GROSS INTERNAL AREA = 108.2 SQ M / 1164 SQ FT

OUTBUILDING = 18.1 SQ M / 195 SQ FT

TOTAL = 126.3 SQ M / 1359 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only,  
measurements are approximate, not to scale.





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