











## 19 The Lawns

Ecclesall • Sheffield • S11 9FL

Asking Price £180,000

Located on a quiet cul-de-sac, within beautiful lawned grounds, close to a range of amenities at Banner Cross, is a generously proportioned 2 double bedroom ground floor apartment with a garage. Measures 720 sq ft. Benefits from electric heating and double glazing whilst requiring a scheme of general updating. Excellent opportunity to create a beautiful home. No chain. Entering through a communal entrance hall with a security intercom, with a private door into the apartment. The inner hallway features two useful storage cupboards and leads through a spacious living area, occupying a corner location, filled with natural light courtesy of dual aspect windows and beautiful views over the gardens. The adjoining kitchen requires modernisation, fitted with a range of matching units and space for appliances. There are 2 double bedrooms overlooking beautifully maintained lawned gardens, both offering generous built-in storage, presented in a neutral palette, with carpet. The bathroom is partially tiled and equipped with a 3-piece white suite and overhead shower. Externally, the property sits back from the road offering a pleasant outlook surrounded by well-maintained lawned communal gardens. A driveway leads to a secure garage (number 19). The Lawns is well-placed for local shops and amenities at Banner Cross, highly regarded local schools, a range of recreational facilities, public transport with access to the city centre, hospitals, universities, the train stations, and the Peak District. Annual Service Charge £1302.50 Leasehold 200 years 1971 Council Tax band B, EPC Rating E









- Ground Floor Apartment in Ecclesall
- 2 Double Bedrooms
- Set within Beautiful Lawned Grounds
- Garage
- Electric Heating & Double Glazing

- Needs General Updating
- No Chain
- Leasehold 200 years 1971 (146 remaining)
- Annual Service Charge £1302.50 (2024)
- Council Tax band B, EPC Rating E







## 19 THE LAWNS

APPROXIMATE GROSS INTERNAL AREA = 66.9 SQ M / 720 SQ FT  
(EXCLUDING GARAGE)

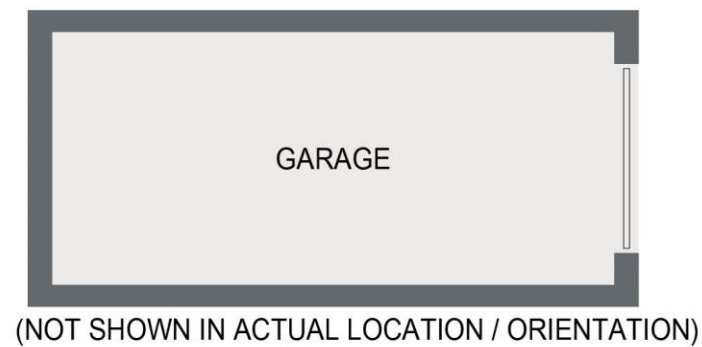
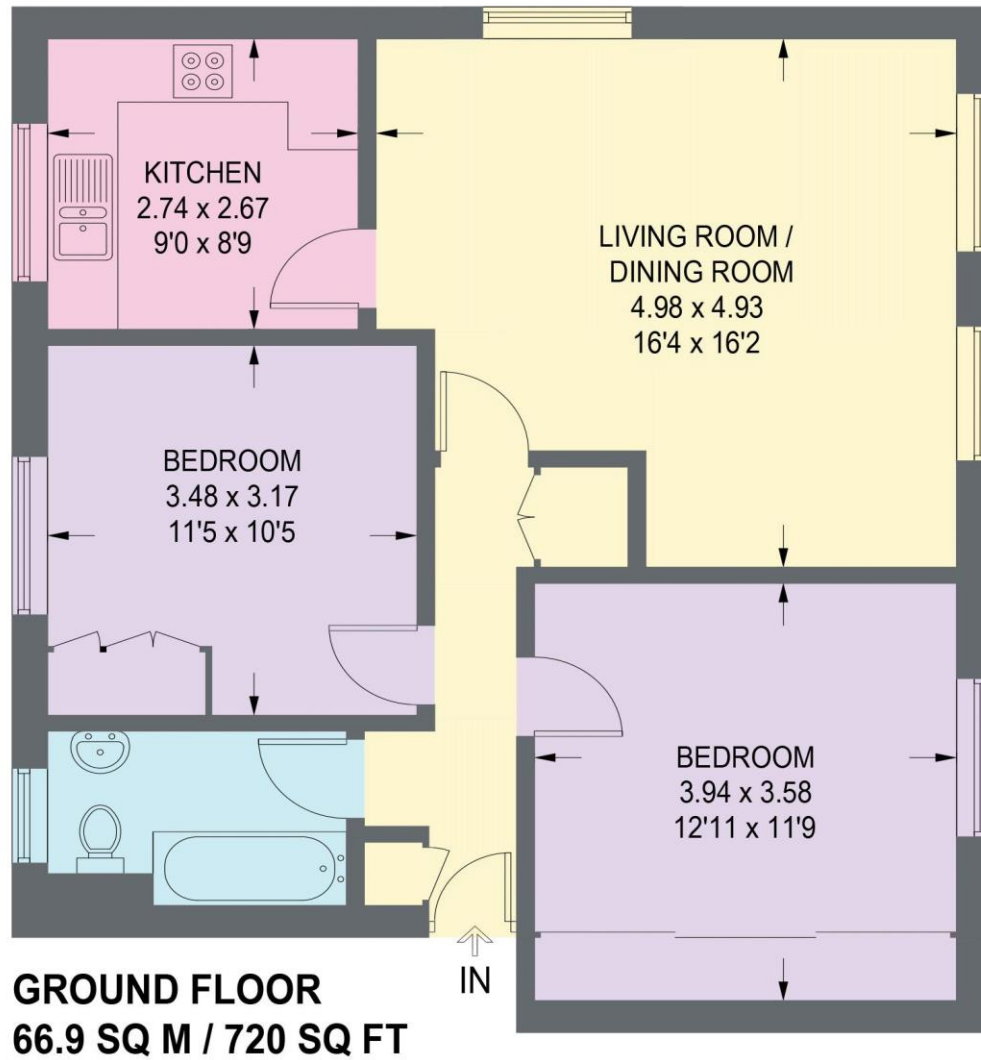


Illustration for identification purposes only,  
measurements are approximate, not to scale.





West Bar House, 137 West Bar, Sheffield, S3 8PU  
[hello@haushomes.co.uk](mailto:hello@haushomes.co.uk) [haushomes.co.uk](http://haushomes.co.uk)

0114 276 8868