











## 73 Edale Road

Ecclesall • Sheffield • S11 7PJ

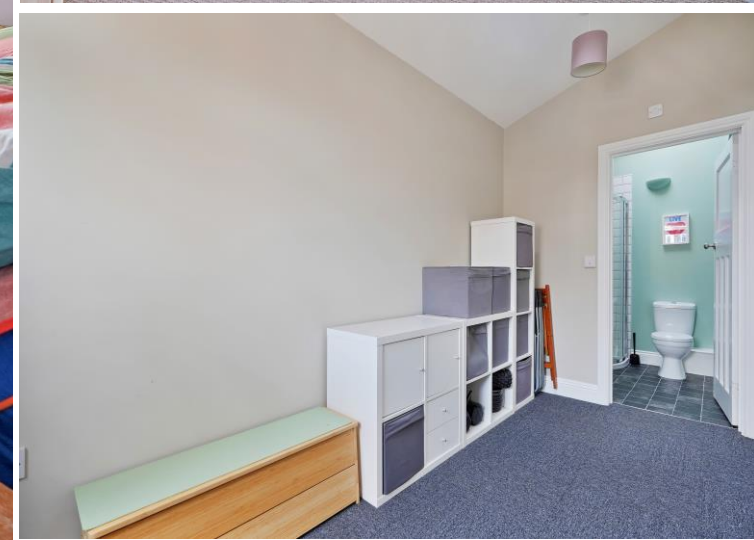
Guide Price at £390,000 to £410,000

A lovely, extended and well-presented 3/4 bedroom brick built semi-detached house in Ecclesall. Accommodation on two floors with a modern, light and airy interior. Benefits from gas central heating run off a combination boiler, some under-floor heating and uPVC double glazing. On the ground floor, there is a reception hall with modern decor, chevron design LVT flooring and a useful under-stairs storage closet, which houses the combination boiler. The lounge has a lovely, homely feel with fashionable colour schemes and a focal decorative fire surround. The rear dining room has an open plan design in to the kitchen and French doors onto the garden, creating the hub of the home. The kitchen is fitted with stylish base and wall units, oak effect work surfaces with a breakfast bar and brick style splash-back tiling. Included within the sale is an integrated oven, a separate microwave oven, hob and extractor, dishwasher, fridge and freezer. Dual aspect windows create a light and airy feel. A door leads into a utility room with further fitted units and an integrated washing machine. A further door leads into a small home office, commanding a quiet position in the house, with a fitted desk, shelving and a Velux window above. Completing the ground floor is a family room/fourth bedroom, offering versatility, with a front window, and a Velux window, under-stairs storage and a door into a shower room with a modern white suite. On the first floor, there is a landing with a ceiling hatch to the loft. There are two double bedrooms, the front having a bay window and the rear having a garden outlook. The third bedroom is a front single bedroom with a bay window and a window seat. The bathroom houses a modern white suite with a bath, a separate shower enclosure, wash basin, WC, stylish tiling and feature under-floor heating. Outside, Edale Road is a popular tree lined road. Number 73 has a low-maintenance front garden and a block paved driveway, complete with EV charger. At the rear, there is a west facing lawned garden with planted borders and rockeries, along with a terrace. Edale Road is well-placed for reputable schools, local shops and amenities, recreational facilities and access to the city centre, hospitals, universities and the Peak District.









- Extended Semi-Detached Family Home
- 3/4 Bedrooms & 2 Bathrooms
- Open Plan Dining Kitchen
- Stylish Kitchen with Integrated Appliances
- Modern Family Bathroom
- Sought After Location in S11
- Leasehold - 900 yrs from 1955 @ £5 per year.
- West Facing Rear Lawned Garden
- Block Paved Driveway
- EPC Rating C, EPC Rating C

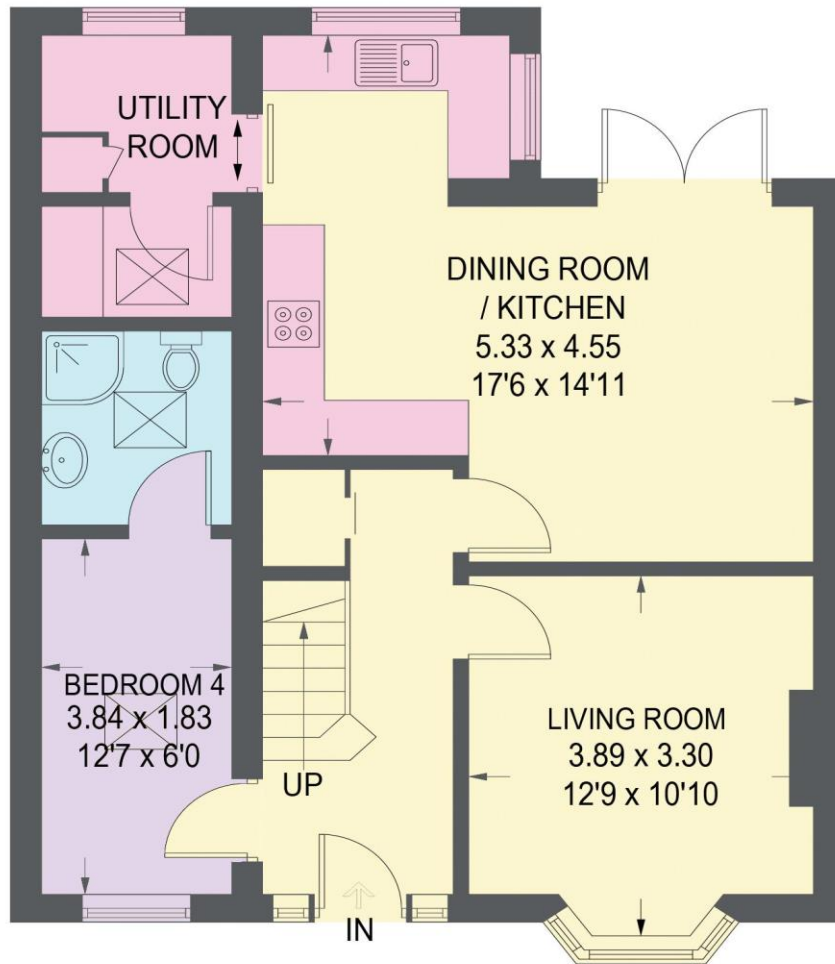




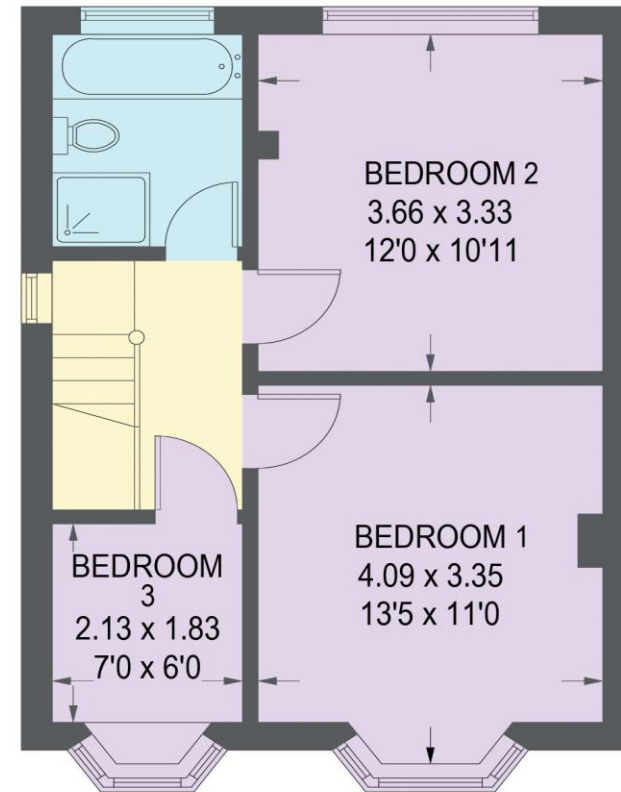


# 73 EDALE ROAD

APPROXIMATE GROSS INTERNAL AREA = 105.6 SQ M / 1137 SQ FT



**GROUND FLOOR**  
**65.2 SQ M / 702 SQ FT**



**FIRST FLOOR**  
**40.4 SQ M / 435 SQ FT**

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





haus

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