







10 The Lodge

Silverdale Road • Ecclesall • Sheffield S11 9JL

Guide Price £300,000 - £310,000

A fabulous 2 bedroom first floor apartment with a south facing balcony, stunning far reaching views, and a garage. Light and airy interior featuring its own private reception hall, a beautiful lounge and balcony, a fitted kitchen with appliances and a modern shower room. Benefits from gas central heating with a combination boiler and double glazing. Set within beautiful lawned grounds with car parking facilities and garage, equipped with lighting and power. No Chain. An entrance door opens into a private entrance lobby with stairs rising to the first floor. There is a landing with two useful storage cupboards, one housing the combination boiler. The lounge is a lovely reception room with neutral tones, a focal wall-feature fireplace, and dual aspect windows including patio doors to one side. The lounge benefits from a south-east facing aspect creating a light and airy feel. Patio doors open onto a balcony with a south facing aspect, overlooking the lawned gardens, with extensive views beyond towards Holmesfield and the moors. The dining kitchen is fitted with modern shaker style units topped with complementary worktops, tiled splashbacks and Integrated appliances including an electric oven, microwave, fridge freezer, dishwasher, electric hob and extractor. The master bedroom is a generous size, well-presented, with sliding mirrored wardrobes, and a rear window. The second bedroom is a single size room with a side window. The shower room is fully tiled with a separate WC and handwash basin. Additional to this is a separate WC with handwash basin, adjacent to the second bedroom. Outside, there is a private front garden filled with perennial shrubs and planting as well as beautiful communal lawned grounds with mature planted borders. Resident parking spaces are available, with allocated garage, equipped with lighting and power. The Lodge is situated towards the top end of Silverdale Road, with shops and amenities opposite Ecclesall Church or at Banner Cross, whilst being near to highly regarded local schools, public transport, recreational facilities, and access links to the city centre, hospitals, train station, universities, and the Peak District. All 12 properties own a share of the freehold with a 200 year lease from 1982. Annual service charge £505 every 6 months Edmund Winder Watts are the managing agents. Council Tax Band Rating is C





- Fabulous First Floor Apartment
- 2 Bedrooms
- Light & Airy Interior
- Balcony Overlooking Gardens
- Resident Parking & Garage
- Beautiful Lawned Grounds
- Combi Boiler & Double Glazing
- Fabulous Location & Views
- Service Charge £505 every 6 months
- Council Tax Band C, EPC Rating C



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APPROXIMATE GROSS INTERNAL AREA = 74.4 SQ M / 801 SQ FT
(EXCLUDING GARAGE)

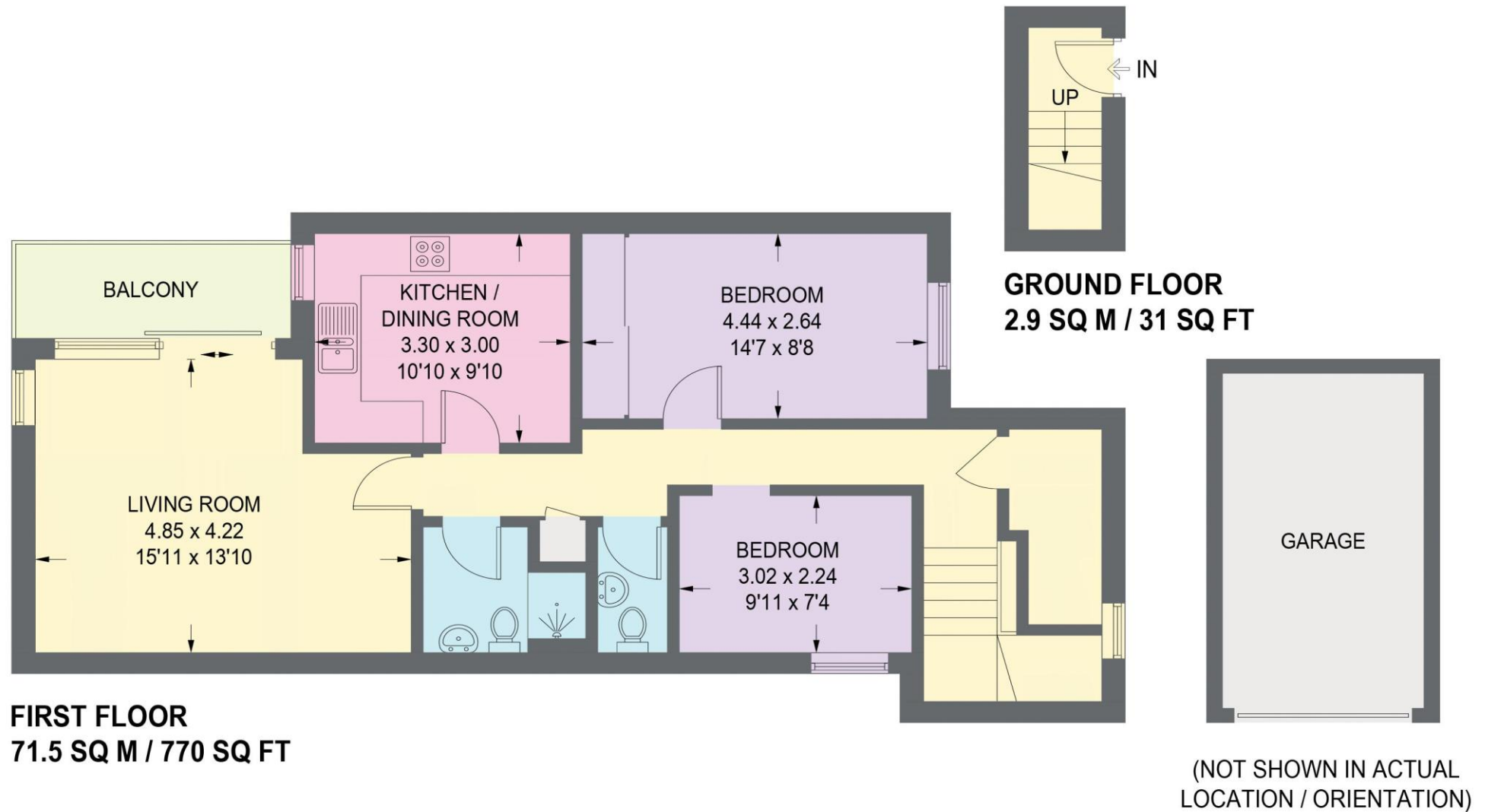


Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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