







18 Edale Road

Ecclesall • Sheffield • S11 7PH

Guide Price £385,000 - £405,000

A lovely 3 bedroom semi-detached house commanding an enviable corner plot with a southeast facing rear garden and excellent views. Improved by the present owners to a high standard to create a light and airy home over two floors with a beautiful lounge with a log burner, a stunning modern kitchen with integrated appliances, and a modern bathroom. Benefits from gas central heating with a combination boiler and a Hive control and double glazing. Well-kept gardens to three sides. Driveway and garage. Potential to extend, subject to any necessary consents. Fabulous location for highly regarded local schools. An entrance door opens into a brick-built porch with double glazed windows, providing ideal space for coats and shoes. An inner door opens into a reception hall with Amtico oak effect flooring, which flows into the lounge. The flooring is complemented by wood panel doors, a painted cabinet for coats and shoes, and a latticed unit housing a radiator. A door opens into a useful deep, walk-in storeroom. The through lounge and dining room is a lovely, light, and airy room with neutral tones, rear and front windows, the front being a bay window with a garden outlook, the rear window with far reaching views. There is a focal log burner with exposed brickwork and bespoke fitted cabinets and shelving to one alcove. The kitchen was refurbished in December 2023 to an excellent standard, having an extensive range of pale grey coloured fitted units, with quartz, marble, worktops, including a breakfast bar, and matching splashbacks. There is lighting beneath the wall units and down lighters to the ceiling. A rear window and glass door provide ample natural light. Included within the sale in a range of integrated appliances to include a single oven, microwave oven, an induction hob with an extractor above, dishwasher, washing machine, fridge, and freezer. On the first floor, there is a landing with a ceiling hatch to the loft. There are three bedrooms, a bathroom, and a separate WC. The front bedroom is the main bedroom with a pleasant outlook and blue wardrobes, which are included in the sale. The second bedroom is a rear double room with far reaching views. Both are well presented. The third bedroom is a lovely, rear, single bedroom, with fitted cupboards, part housing an Alpha combination boiler. The bathroom was refurbished in 2020 with a modern white suite. There is a shower over the bath and a vanity wash basin. The walls are fully tiled in a popular, white, brick shaped tile. A radiator with a heated towel rail and a slate effect floor completes the room. The separate WC has a similar feel with a white WC and wash basin, partially tiled walls, and a slate effect floor. Outside, the property commands a corner plot with gardens to three sides. The front comprises of an enclosed lawned garden with planted borders. The side, gated, garden, has an Indian Stone patio and a lawn, set behind and border of manicured conifers for privacy. A side driveway leads to a garage. The rear garden is enclosed with a southeast aspect and has artificial grass, planted borders, a patio, and extensive views. Edale Road is a highly sought-after road well served by highly regarded local schools, shops and amenities, parks and recreational facilities, public transport, and access links to the city centre, hospitals, universities, train stations, and the Peak District. The tenure is Freehold. EPC Rating D. Council Tax Band c.





- 3 Bedroom Semi-Detached
- Light & Airy Interior over 2 Floors
- Beautiful New Kitchen in 2023
- New Bathroom Suite in 2020
- Lovely Lounge with a Log Burner
- Southeast Rear Aspect
- Corner Plot with Gardens to 3 Sides
- Driveway & Garage
- Fabulous Views
- Highly Regarded Local Schools

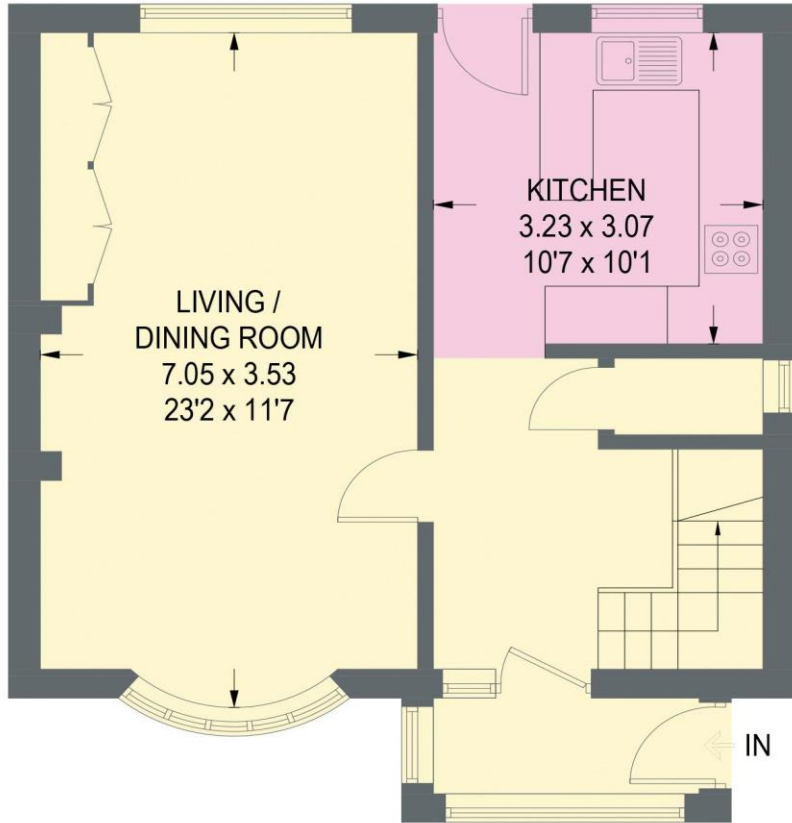


18 EDALE ROAD

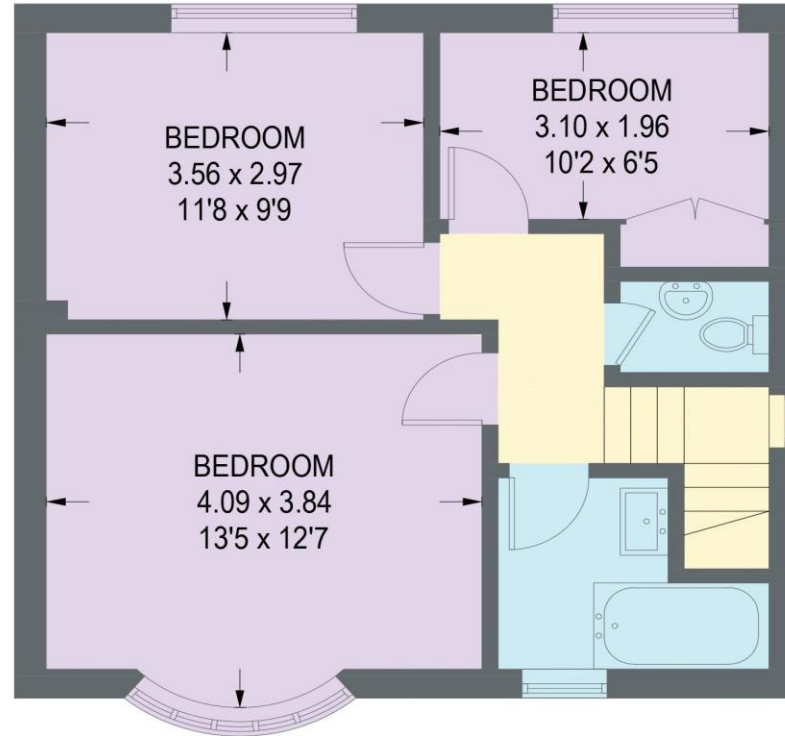
APPROXIMATE GROSS INTERNAL AREA = 95 SQ M / 1023 SQ FT

GARAGE = 17.8 SQ M / 191 SQ FT

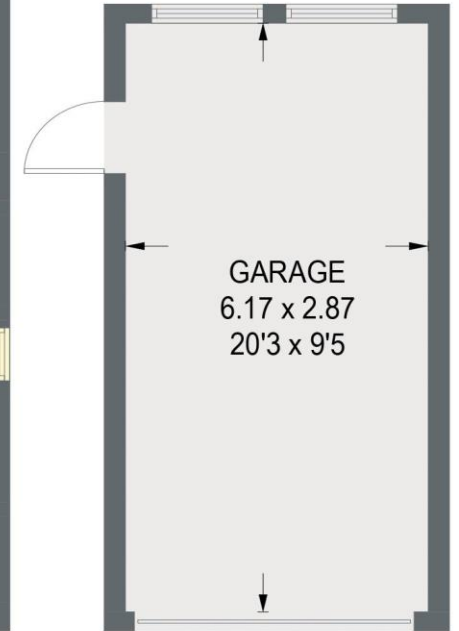
TOTAL = 112.8 SQ M / 1214 SQ FT



GROUND FLOOR
49.3 SQ M / 531 SQ FT



FIRST FLOOR
45.7 SQ M / 492 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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