











## 406 Ecclesall Road South

Whirlow • Sheffield • S11 9PY

Guide Price £525,000 - £550,000

A beautifully presented 4/5 bedroom semi-detached house in Whirlow. The property has generous accommodation over 3 levels, benefits from uPVC double glazing, gas central heating, a fantastic open plan kitchen diner, two modern bathrooms with underfloor heating, study, fabulous garden and detached garage. The property briefly comprises; A composite door opens into the entrance hallway, understairs storage cupboard and downstairs WC. From the hallway a door opens into the bright and airy living room has a front facing bay window and storage units with shelving above to either side of the chimney breast. Another door opens into the superb open plan kitchen/dining room with breakfast bar, composite sink, pullout bin storage, integrated dishwasher, two ovens, fridge freezer, space for a microwave oven, electric hob with extractor over with a good range of navy floor and wall units with grey wood effect laminate worktops. The boiler is housed in a useful storage cupboard. There is a large grey utility cupboard with space and plumbing for a washing machine and tumble drier and the back door opens into the garden. The dining area is spacious and has French doors which open onto the garden at the rear. From the hallway, stairs rise to the landing. The beautifully fitted bathroom has a white suite, bath with rainfall and hand-held shower over, sink with vanity unit built under and mirror storage cabinet over and WC. There is a grey tiling to the floor and walls, underfloor heating and a grey towel radiator. The master bedroom has a bay window with views of the trees to the front of the property. The study/Bedroom 5 is also front facing. Double bedroom 2 is rear facing, overlooking the garden and has a large, useful storage cupboard with hanging space built into the alcove. To the second floor there are two bedrooms, one with a built-in walk in wardrobe or store room. Shower room which is fully tiled. vanity unit, two Velux windows and ladder radiator. Outside; To the rear is a superb 4 tiered garden with flagged patio seating area with bin storage shed, steps up to a lawned area, further steps to a second lawn with established borders and another set of steps to the top tier with a decked entertaining terrace. To the front is a lawn with established borders and hedge to the front for privacy and to the side is a shared drive which leads to the detached garage with up and over door and windows to the side. Ecclesall Road South is well placed for access to a good range of local amenities including local shops, pubs and restaurants, reputable local schools, parks, walks and the nearby Peak District.







- Semi-Detached House
- 4 Bedrooms Plus Study/Bedroom 5
- Open Plan Kitchen Diner with Breakfast Bar
- Built-In Kitchen Appliances
- Gas Central Heating & uPVC Windows
- Freehold
- Lovely 4 Tier Rear Garden & Garage
- Two Modern Family Bathrooms
- Lovely 4 Tier Rear Garden
- Council Tax Band D & EPC Rating C



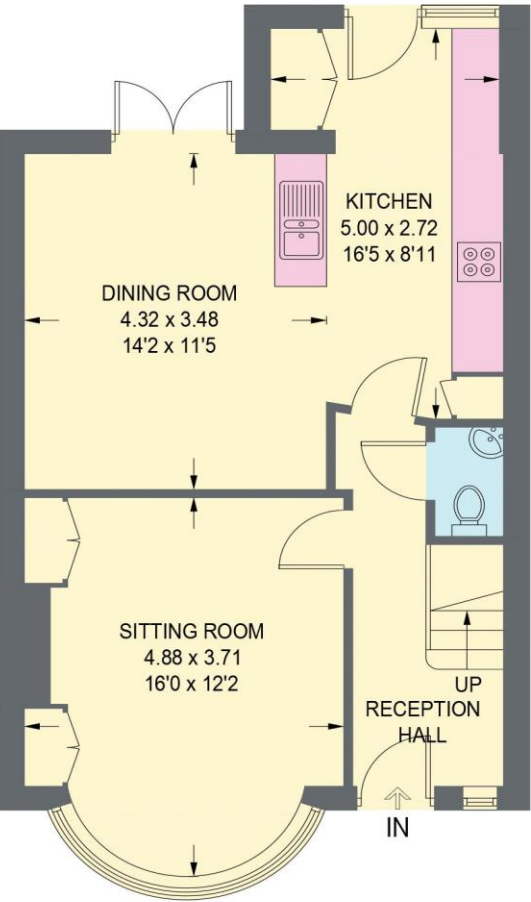




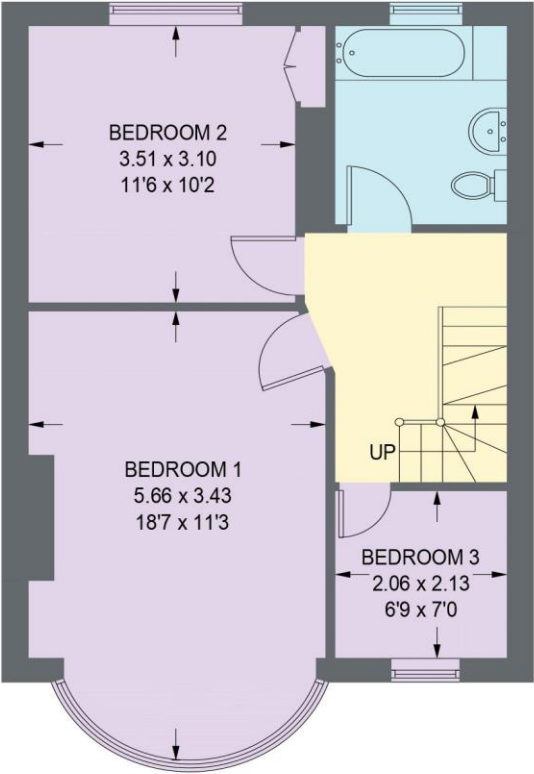


# 406 ECCLESALL ROAD SOUTH

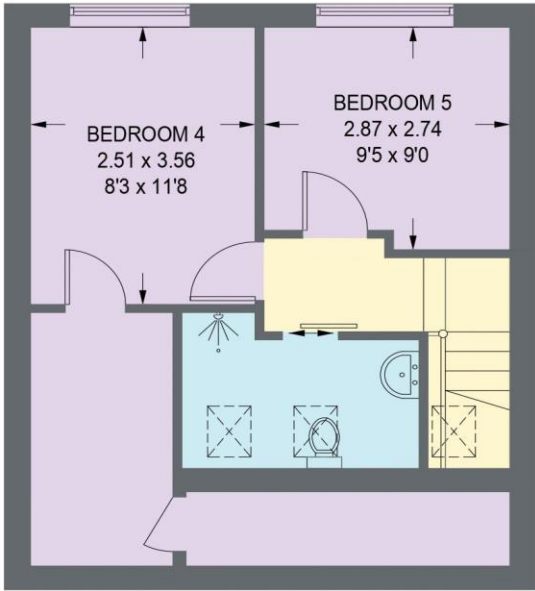
APPROXIMATE GROSS INTERNAL AREA = 138.3 SQ M / 1488 SQ FT  
(EXCLUDING GARAGE)



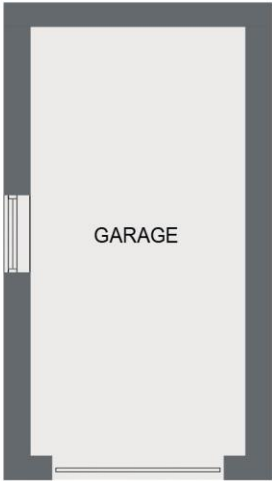
**GROUND FLOOR**  
52.1 SQ M / 561 SQ FT



**FIRST FLOOR**  
47.9 SQ M / 515 SQ FT



**SECOND FLOOR**  
38.3 SQ M / 412 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration is for identification purposes only,  
measurements are approximate, not to scale.  
(IDMRP2025)

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.





haus

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