











## 26 Town End Road

Ecclesfield • Sheffield • S35 9YY

Asking Price £325,000

Deceptively spacious, 3-bedroom detached family home located in the heart of Ecclesfield Village. A charming stone fronted property, offering light and airy open plan living space featuring garden room, separate utility and tanked cellar. A pleasant leafy outlook to the front of the property and an attractive rear garden complete with detached garage. Freehold with no onward chain. A spacious welcoming hallway offering cloakroom and storage opens into a fabulous open plan living area filled with natural light. A cosy sunken seating area centres around an impressive stone fireplace housing a log burning stove and exposed brick chimney, creating a lovely, homely feel. The flexible living space features sliding patio doors through to an attractive conservatory overlooking the immaculate garden. The kitchen is generous in size offering an extensive range of classic matching units incorporating integrated oven, grill, electric hob, fridge freezer and breakfast bar seating area. A separate utility room provides additional storage, plumbing and rear door access. A tanked cellar creates further flexible space. Stairs leads to first floor landing where 3 well-proportioned bedrooms offer a pleasant outlook. The main bedroom is beautifully styled in modern wood panelling, complete with an adjoining dressing area fitted with made to measure wardrobes and ensuite shower room. A stylish bathroom is fitted with a modern 3 piece white suite, vanity unit housing WC and hand wash basin and generous storage cupboard. Occupying a generous plot the property offers a stunning low maintenance rear garden designed with artificial lawn and decked terrace complete with bar. Land to the side and rear of the property leads to an alarmed detached garage, which also provides pedestrian access and right of way for 2 neighbouring properties. Ideally located in the heart of Ecclesfield Village, well served by local pubs, shops, reputable schools, and historic church. Convenient easy access to Sheffield City Centre, the M1 motorway, and nearby supermarkets.







- Spacious Detached Family Home
- In the Heart of Ecclesfield Village
- 3 Double Bedrooms
- Stylish Modern Interior
- Superb Open Plan Living Area

- Fitted Kitchen With Appliances & Separate Utility
- Attractive Low Maintenance Rear Garden
- Detached Garage & Tanked Cellar
- Freehold & No Chain
- Council Tax Band D, EPC Rating C







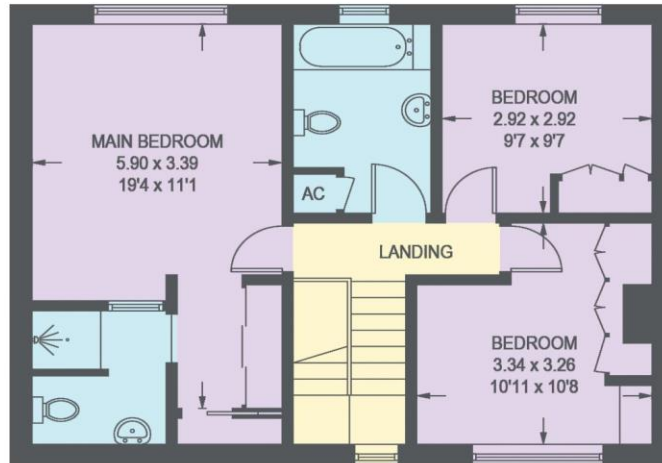


# 26 TOWN END ROAD

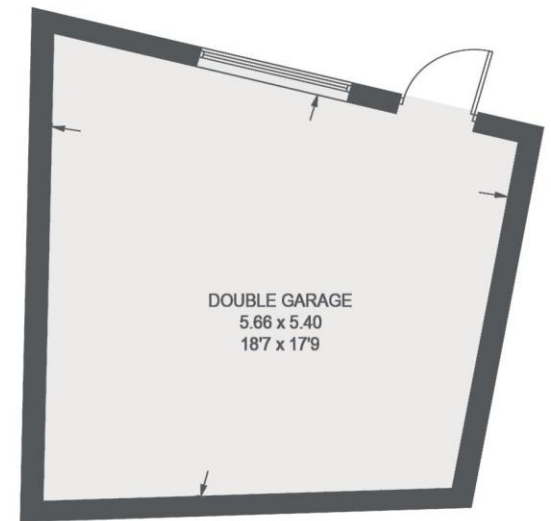
APPROXIMATE GROSS INTERNAL AREA = 149.1 SQ M / 1605 SQ FT



GROUND FLOOR = 70.9 SQ M / 764 SQ FT



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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.



