

# Crucible Homes



Mellor Lea Farm Garth  
Ecclesfield, S35 9TY

£295,000

## Overview

Three Bedrooms

Very Well Presented Throughout

Conservatory

Downstairs WC and Ensuite

Single Detached Garage

EPC Rating - D



## Description

**SUMMARY** Crucible Homes welcome this VERY WELL presented THREE bedroom detached family home, nicely situated and tucked back in a cul-de-sac.

This property not only have a welcoming feel, but is move in ready as the current owners have recently decorated and tastefully accessorised throughout.

You enter through the front door which leads you to the entrance hallway and downstairs WC. From there you go through to the well-proportioned living room which benefits from having under stair storage. Through to the kitchen/diner, are ample wall and base units with Marple effect worktops and splash backs, and space for free standing appliances. French doors leading you through to a lovely conservatory currently used as an additional sitting room, which looks out onto the rear enclosed garden, which would be ideally for entertaining.

To the first floor is a modern three piece bathroom fitted with a white suite comprising of bath with shower over, WC and wash hand basin. Along the landing you have the master bedroom which benefits from having a separate shower room with wash hand basin. There are a further two bedrooms one being double and one having built in storage.

Externally is a single detached garage with lighting and electrics, which stands at the top of a driveway which would provide ample parking. Enclosed rear garden which is mainly laid to lawn, along with a decking area.

A property that would defiantly benefit from having a viewings to appreciate the space and decor that is on offer.



GROUND FLOOR

1ST FLOOR



We warrant every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, heights and other data and representations and to be responsible to clients for any errors, omissions and inaccuracies. The services, facilities and equipment shown here may not be fitted and no guarantee is made for their availability. The services, facilities and equipment shown here may not be fitted and no guarantee is made for their availability. © 2022 Crucible Homes Ltd

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

LOUNGE 13' 4" x 13' 4" (4.076m x 4.080m max)

KITCHEN/DINER 16' 6" x 9' 1" (5.030m x 2.775m)

CONSERVATORY 9' 11" x 11' 5" (3.045m max x 3.499m max)

FIRST FLOOR LANDING

BEDROOM ONE 10' 0" x 10' 11" (3.059m x 3.350m max)

SHOWER ROOM

BEDROOM TWO 10' 0" x 9' 0" (3.071m x 2.749m)

BEDROOM THREE 7' 5" x 5' 11" (2.276m x 1.820m)

BATHROOM 6' 2" x 5' 6" (1.884m x 1.687m)

SINGLE DETACHED GARAGE

AGENCY NOTES EPC Rating – D

Council Tax Band – C

Property Type – Detached

Number & Types of Rooms – See description

Construction Type – Timber Frame, Brick & Tiled Roof

Utilities – Gas Central Heating (EON Next) Yorkshire Water, Fibre Broadband (Virgin). Good Mobile Signal - 4G

Parking – Driveway & Single Garage

Building Safety – NA

Rights & Restrictions – Not Listed. No Restrictions. No Private Right of Way. No Public Right of Way.

Flood & Erosion Risk – NO Flooding. No Sources of Risk.

Planning Permission & Development Proposals - No Existing Planning Permissions. No Developments the Vendor is Aware of.

Accessibility & Adaptations – NA

Coalfield or Mining Area - None

**PRS**  
Property Redress Scheme

