



## Parkhead Road, Ecclesall, Sheffield, S11 9RA

- Rare to market
- Three bedroom detached family home
- Driveway and garage to the side with potential to extend (STP)
- Very popular area of Ecclesall
  
- No onward chain

- Newly refurbished including new roof, boiler and family bathroom
- Dining room/lounge
- Private enclosed South West facing rear garden
- In the catchment for Dobcroft primary school and Silverdale and Murcia secondary school

**Offers In The Region Of £578,000**



# Parkhead Road, Ecclesall, Sheffield, S11 9RA - Offers In The Region Of £578,000

## DESCRIPTION

Hunters of Hunters Bar are excited to bring to market this newly refurbished 3-bedroom detached property.

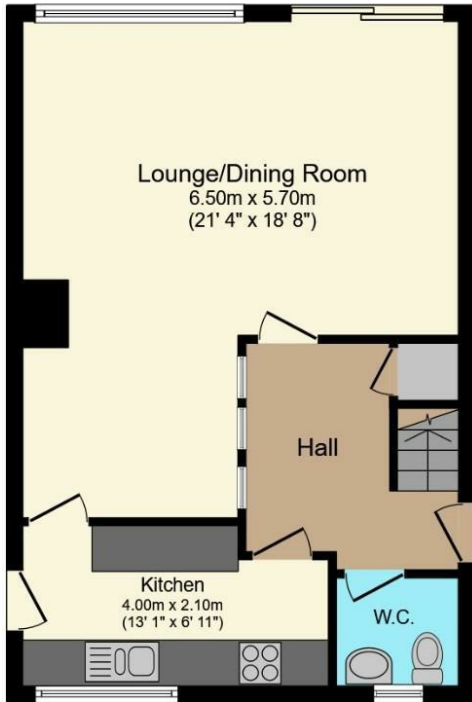
Quietly tucked away towards the top of this extremely popular residential road, just minutes away from the bustling heart of Ecclesall, is this newly refurbished and well-proportioned, three bedroomed, detached family home (previously a 4 bedroom).

Offering a rare opportunity to market, number 69 offers new buyers the chance to acquire the perfect forever family home. This bright and airy property sports a new roof and has plenty of natural light. It provides off road parking for three cars alongside new fiberglass roofing on the garage and car port. With plenty of potential to extend to the side and loft, there is ample opportunity to add additional space and value (subject to planning permission). At the rear is a private enclosed south-west facing garden.

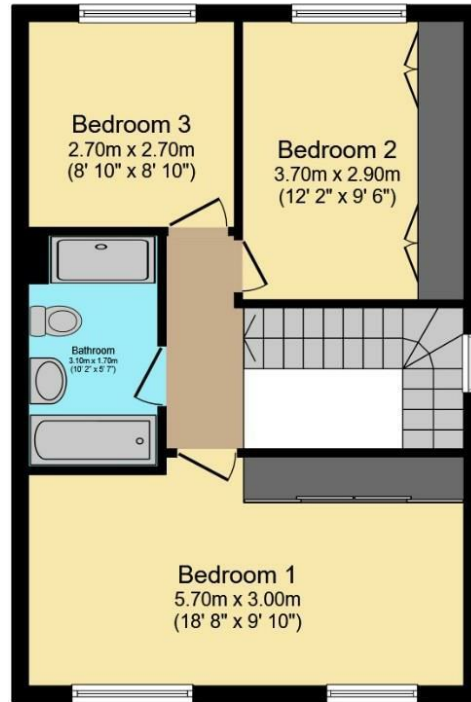
The property falls within the school catchment areas for Dobcroft Primary School as well as Silverdale and Murcia Secondary Schools. Offered to the open market with the benefit of NO onward chain and immediate vacant possession, early viewing is essential.







**Ground Floor**



**First Floor**



**Garage**

Total floor area 114.7 m<sup>2</sup> (1,234 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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**Viewings**

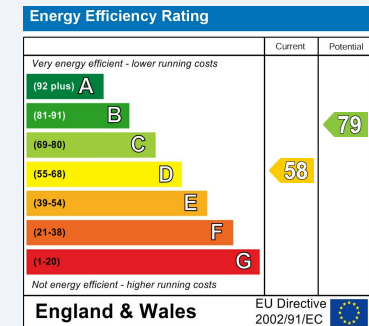
Please contact [sheffield@hunters.com](mailto:sheffield@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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