

Saxton Mee



Ecclesfield Road Chapeltown Sheffield S35 1TE
Offers Around £345,000

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**** FREEHOLD ** SOUTH-WEST FACING GARDEN ** OVER 1700 SQ FT ****

Situated on this admirable plot is this effectively extended, four bedroom, two bathroom detached property which enjoys a lovely, private rear garden and benefits from a driveway providing off-road parking, a garage, uPVC double glazing and gas central heating. With over 1,748 square foot of accommodation this briefly comprises: side uPVC door which opens into the entrance lobby with a downstairs WC. A door then opens into the lounge which has two windows filling the room with natural light. The focal point of the room is the gas fire set in a feature fireplace. Access into the dining room with attractive wooden flooring and again the focal point of the room is the modern electric fire. Separate kitchen having a range of wall and base units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven and fridge. An opening leads into the conservatory/sun room with uPVC windows allowing lots of natural light while enjoying the views over the rear garden. Rear uPVC door. Off the dining room is access to bedroom four/study. To the side of the house is a utility/storage room with plumbing for a washing machine. Access to both the front and rear. From the dining room, a staircase rises to the first floor landing with access into the three bedrooms and the main bathroom. The excellent size master bedroom has the added benefit of an en suite shower room with shower pod complete with body jets and hand held shower, WC and wash basin. The main family bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- VIEWING IS A MUST!
- LOVELY FAMILY HOME
- SPACIOUS ACCOMMODATION THROUGHOUT
- SUPERB MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- GARAGE & DRIVEWAY
- SOUTH-WEST FACING REAR GARDEN





OUTSIDE

A block paved driveway provides off-road parking for two/three cars and which leads to the garage with up and over door and which houses the gas boiler. Access down the side of the property to the fully enclosed rear garden. The south-west facing garden is mainly laid to lawn with attractive shrubs, plants and trees.

LOCATION

Situated close to Chapeltown's centre, it is within walk distance to local amenities and Chapeltown train station providing excellent access to Sheffield, Leeds & Huddersfield. Both secondary & primary schools are close by as well as highly regarded nurseries. Easy access to the M1 motorway.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

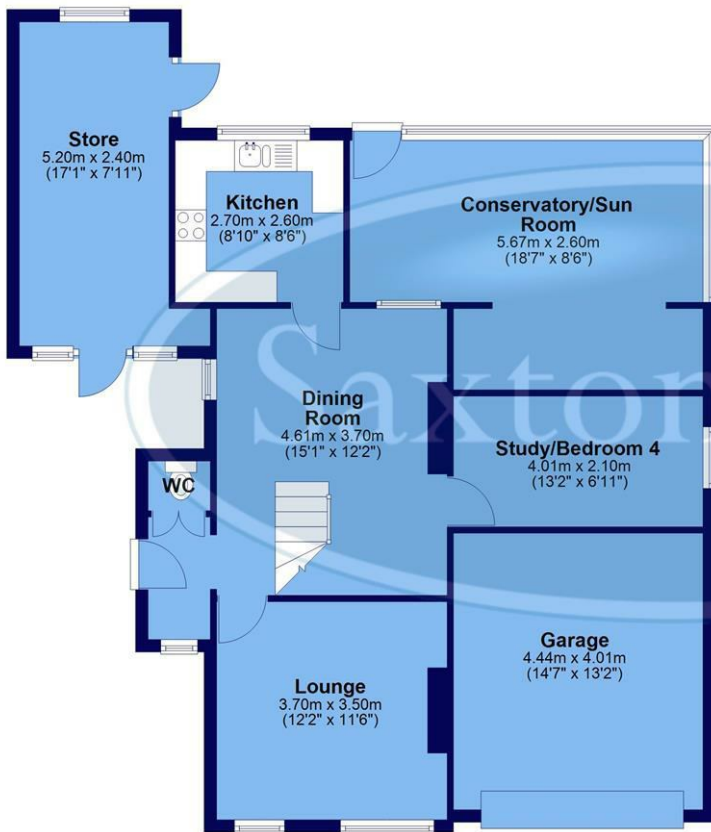
VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

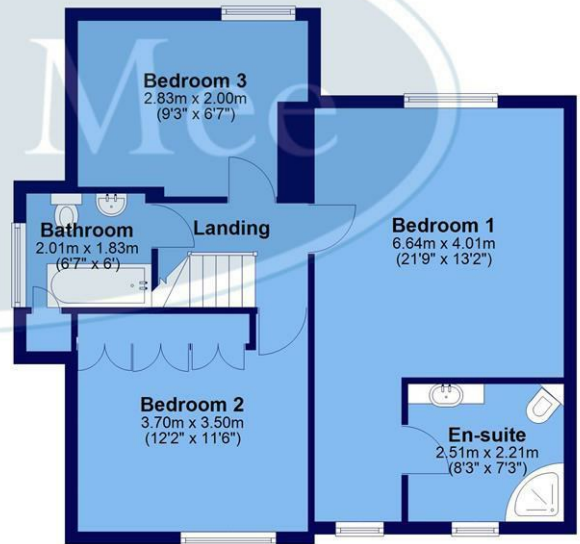
Ground Floor

Approx. 102.7 sq. metres (1105.1 sq. feet)



First Floor

Approx. 59.7 sq. metres (643.0 sq. feet)



Total area: approx. 162.4 sq. metres (1748.0 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Very energy efficient - higher running costs			
England & Wales		55	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-50)	C		
(35-54)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO ₂ emissions	G		
England & Wales			