



Minster Close Ecclesfield Sheffield S35 9XR
Guide Price £264,500

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GUIDE PRICE £264,500-£274,500 Situated in the corner of this quiet cul-de-sac position is this recently modernised, three bedroom semi detached property which enjoys a fully enclosed rear garden and benefits from a driveway providing off-road parking, a large detached garage, uPVC double glazing and gas central heating. Tastefully decorated throughout, the well presented living accommodation briefly comprises, front uPVC door which opens into the entrance hall with access into the lounge and the kitchen/diner. The lounge has a large bay window allowing lots of natural light. The open plan kitchen/diner has a range of wall, base and drawer units with contrasting worktops which incorporate the sink and drainer. The centrepiece is the central island with breakfast bar and incorporates the four ring hob and the electric oven. Further integrated appliances include a dishwasher, washing machine and fridge. There is an under stair pantry and a side uPVC entrance door. The dining area has sliding patio doors opening onto the rear garden, a perfect extension for outside dining. From the entrance hall, a staircase rises to the first floor landing with access into the boarded loft space, the three bedrooms and the bathroom. The master is a good size double with a large front window making this a bright and airy room and has space for furniture. Double bedroom two overlooks the rear garden and has fitted wardrobes. Bedroom three is to the front and has a fitted cupboard. The bathroom comes with a modern three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- LOVELY FAMILY HOME
- RECENTLY MODERNISED & WELL PRESENTED THROUGHOUT
- LOUNGE WITH BAY WINDOW
- OPEN PLAN KITCHEN/DINER
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- DETACHED DOUBLE GARAGE
- FULLY ENCLOSED REAR GARDEN





OUTSIDE

To the front is block paved garage providing off-road parking which leads to the detached double garage which has electric and lighting. The fully enclosed rear garden has a patio and lawn.

LOCATION

Ecclesfield is a popular suburb with numerous local shops/amenities close by. You have plenty of green spaces to explore including the Ecclesfield Park, and transport links are excellent with regular buses passing by and easy access to the motorway network. There are also a number of schools nearby, for all ages.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 29th September 1962. The property is currently Council Tax Band B.

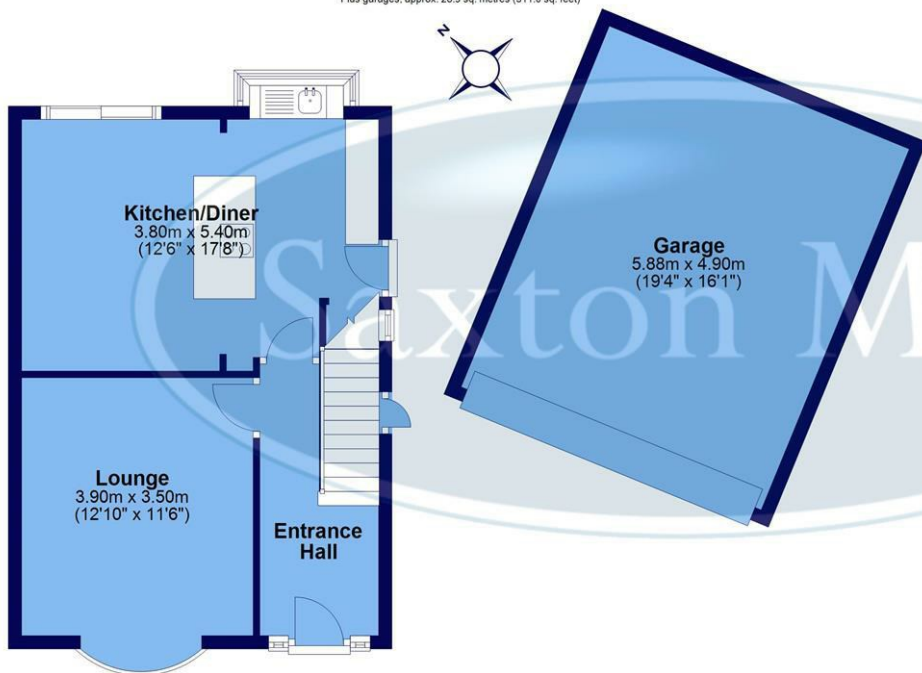
VALUER

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.

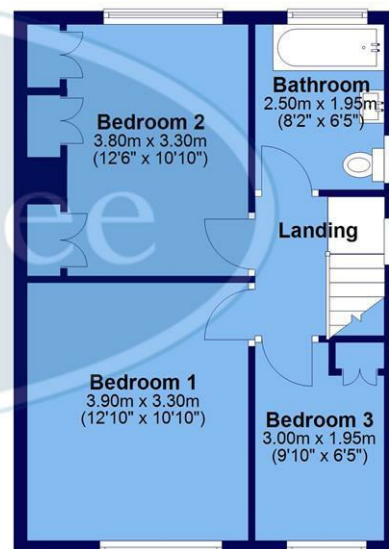
Ground Floor

Main area: approx. 43.1 sq. metres (464.0 sq. feet)
 Plus garages, approx. 28.9 sq. metres (311.0 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.6 sq. feet)



Main area: Approx. 84.9 sq. metres (913.6 sq. feet)
 Plus garages, approx. 28.9 sq. metres (311.0 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
 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		
(55-50)	E		
(45-35)	F		
(25-20)	G		
Not energy efficient - higher running costs		72	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions		70	83
England & Wales		EU Directive 2002/91/EC	