



Cross Hill Ecclesfield Sheffield S35 9WR
Guide Price £215,000

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GUIDE PRICE £215,000-£225,000 ** FREEHOLD ** NO CHAIN ** GARAGE/STORAGE Viewing is essential to appreciate the accommodation on offer of this three bedroom, stone built terrace property which enjoys lovely views and a rear garden. Set in a highly sought-after location, the property benefits from extended porches to the front and rear, a large brick built outbuilding which could be used as a garage, high ceilings, uPVC double glazing and gas central heating. The property combines a host of original features with a modern feel.

Tastefully decorated, the well presented living accommodation briefly comprises: enter through a front composite door into the porch with access into the lounge which has the original floorboards and coving, ceiling rose, while the gas fire set in an attractive surround is the focal point of the room. A door then opens into an inner lobby with access into the dining room with a cast-iron open fireplace with a tiled hearth, coving to ceiling and ceiling rose. An open doorway leads into the galley style kitchen which has a range of wall, base and drawer units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor, along with housing and plumbing for a washing machine and a fridge freezer. There is a rear entrance porch with a sliding uPVC door opening onto the rear garden. From the dining room, access to the cellar head with steps descending to the cellar which offers useful storage.

From the inner lobby, a staircase rises to the first floor with access into two bedrooms and the shower room. The principal bedroom has a storage cupboard under the attic stairs and a feature cast-iron fireplace. Bedroom two is a small single. The spacious shower room has a recently fitted suite with walk-in shower, LED light, chrome towel radiator, WC and wash basin set in a combination unit.

A further staircase rises to attic bedroom three with a Velux window

- WELL PRESENTED THREE BEDROOM TERRACE PROPERTY
- LOUNGE & DINING ROOM
- GALLEY STYLE KITCHEN
- STYLISH SHOWER ROOM
- CELLAR USEFUL FOR STORAGE
- REAR GARDEN
- LARGE OUTBUILDING WHICH COULD BE USED AS A GARAGE
- SOUGHT-AFTER LOCATION WITH EXCELLENT TRANSPORT LINKS
- AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY CONNECTIONS





OUTSIDE

A low stone wall encloses a front slate chipped area with a stone path to the entrance door. The rear garden has a flagged patio area. Additional shared pedestrian and vehicle access leads to a large outbuilding that could be used as a garage.

LOCATION

The location is superb in the sought after village of Ecclesfield. Excellent transport links, good local schools and shops are within walking distance. Access to the M1 motorway network is five minutes' drive linking the whole of the country and making this property perfect for commuters.

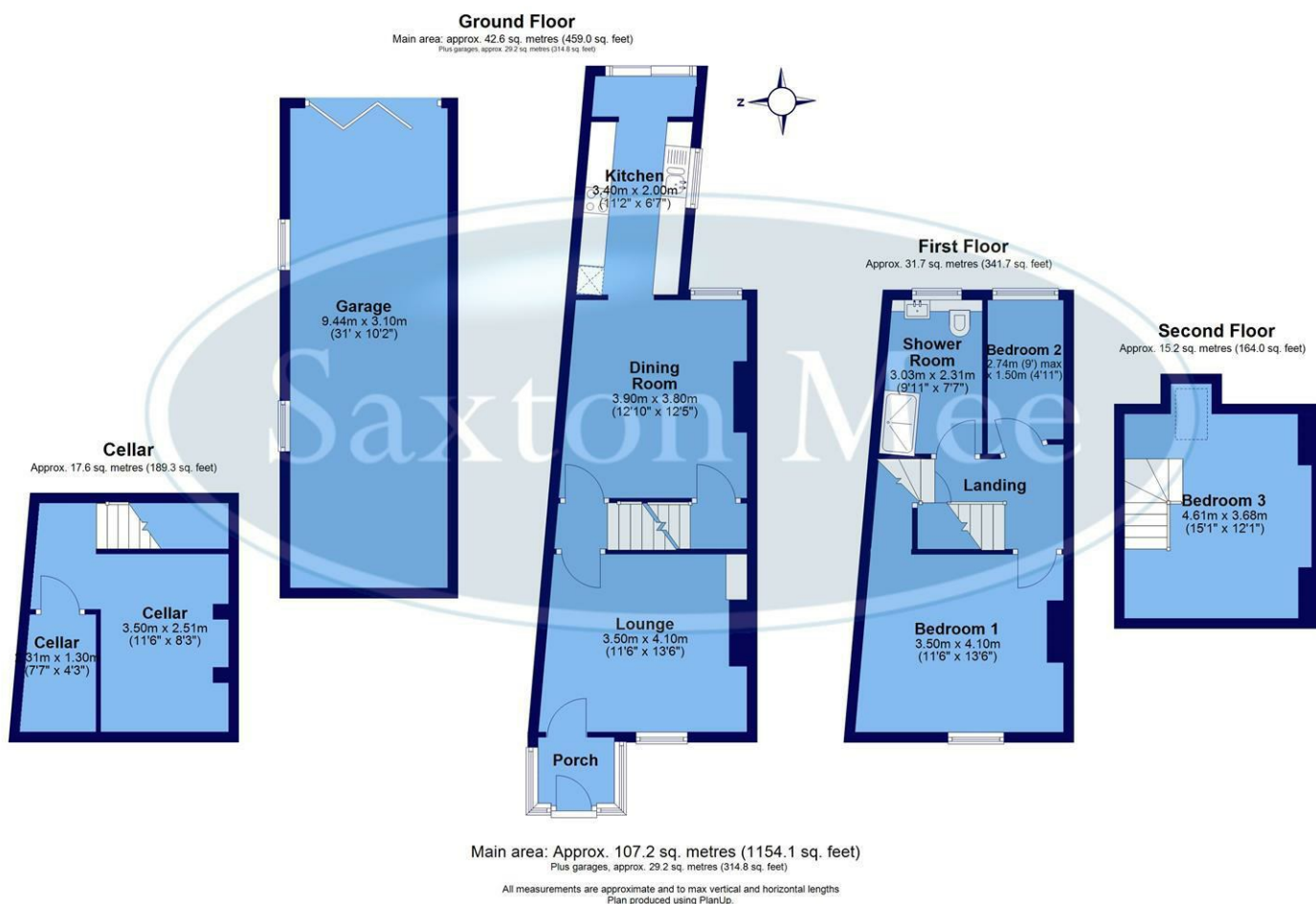
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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			
England & Wales		63	76
EU Directive 2002/91/EC			