

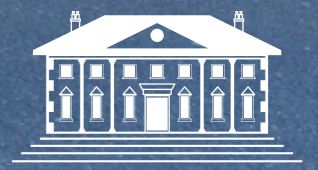


46 Church Street
Ecclesfield, Sheffield



FOR SALE
Blenheim
Tel: 0114 355000

A Two Bedroomed Property
with Plenty of Potential...





46 Church Street

Welcome to 46 Church Street

Positioned in the heart of Ecclesfield, a historic parish, this two bedroomed detached home faces the Grade I listed St. Mary's Church. Offering superb potential for renovation, 46 Church Street presents a unique opportunity for a purchaser to tailor the living spaces to their own taste.

This stone built cottage is situated within a conservation area on a generously sized plot and is believed to date back to the mid-19th Century. Across the ground floor, there is a lounge and a kitchen, both of which feature stone fireplaces and exposed timber beams. The upstairs features a spacious double room, an additional bedroom and a bathroom. There is also a basement level that can be accessed from the kitchen. Externally, the property offers off-road parking for several vehicles and a sizeable rear garden.

The property is located in the centre of Ecclesfield, which has a range of amenities, such as supermarkets, shops and local primary and secondary schooling. A stones throw away from the property, public footpaths can be accessed and lead through the Whitley Hall Estate. There is also good public transport links including bus stops nearby and Chapeltown train station is close by for connections to Sheffield, Huddersfield and Meadowhall. The M1 motorway network is easily accessible for journeys to Leeds, Nottingham and London, and Manchester is reachable in under 90 minutes via the Woodhead or Snake Pass.

The property briefly comprises on the ground floor: Entrance hallway, lounge and kitchen/dining room.

On the first floor: Landing, bedroom 1, bedroom 2 and bathroom.

Basement level: Cellar.

Ground Floor

A composite door with double glazed obscured panels and a matching panel above opens to the:

Entrance Hallway

Having a pendant light point and a timber door opening to the lounge. An opening also gives access to the kitchen/dining room.

Lounge

14'10 x 10'7 (4.52m x 3.66m)
Having a front facing UPVC double glazed window, an exposed timber beam, wall mounted light points, a central heating radiator and a TV/aerial point. The focal point of the room is the open fireplace with a tiled mantel, a stone surround which extends to provide shelving and a tiled hearth.

Kitchen/Dining Room

14'10 x 12'0 (4.52m x 3.23m)
Having front and rear facing UPVC double glazed windows, pendant light point, flush light point, exposed timber beam, central heating radiators and a telephone point. The focal point of the room is the open fireplace with a timber mantel, a stone surround and a tiled hearth. To one corner, there are fitted

storage cupboards, incorporating shelving. There is a range of fitted base and drawer units, incorporating matching work surfaces, tiled splash backs and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. A timber door opens to a stone staircase, which leads down to the basement level. A timber door with double glazed obscured panels also opens to the rear of the property.

Basement Level

Cellar

11'6 x 7'11 (3.51m x 2.41m)

With a barrel arched ceiling and stone flooring.

Ground Floor Continued

From the entrance hallway, a staircase with a timber hand rail rises to the:

First Floor

Landing

Having a pendant light point and timber doors opening to bedroom 1 and bedroom 2. A sliding timber door opens to the bathroom. Access can also be gained to a loft space.

Bedroom 1

12'3 x 10'1 (3.73m x 3.07m)

A good-sized bedroom with a front facing UPVC double glazed window, pendant light point, central heating radiator and a telephone point. A door opens to a storage cupboard with shelving.





Lounge

14'10 x 10'7 (4.52m x 3.66m)

Having a front facing UPVC double glazed window, an exposed timber beam, wall mounted light points, a central heating radiator and a TV/aerial point. The focal point of the room is the open fireplace with a tiled mantel, a stone surround which extends to provide shelving and a tiled hearth.





Kitchen/Dining Room
14'10 x 12'0 (4.52m x 3.23m)

Having front and rear facing UPVC double glazed windows, pendant light point, flush light point, exposed timber beam, central heating radiators and a telephone point. The focal point of the room is the open fireplace with a timber mantel, a stone surround and a tiled hearth. To one corner, there are fitted storage cupboards, incorporating shelving. There is a range of fitted base and drawer units, incorporating matching work surfaces, tiled splash backs and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. A timber door opens to a stone staircase, which leads down to the basement level. A timber door with double glazed obscured panels also opens to the rear of the property.





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Offering Superb Potential for Renovation to Create a Home that is Tailored to a Purchaser's Requirements

Bedroom 2
14'10 x 10'5 (4.52m x 3.66m)

The bedroom is divided by a wall and double timber doors. Having a front facing UPVC double glazed window, pendant light point, central heating radiators and TV/aerial cabling.

Bathroom

Having a rear facing UPVC double glazed obscured window, pendant light point and a central heating radiator. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps. Also having a panelled bath with traditional chrome taps and a fitted shower. To one corner, a fitted storage

cupboard houses the Vaillant boiler.

Exterior and Gardens

From Church Street, a pedestrian wrought iron gate opens to the front of the property where there is a path that is flanked by two stone flagged areas. The path provides access to the main entrance door. To the right side of the property, there is a driveway for one vehicle.

Timber gates then open to the rest of the driveway that continues to the bottom of the plot. Access can be gained to the rear garden, which has exterior lighting and is currently overgrown. Access can be gained to the kitchen.



Bedroom 2
14'10 x 10'5 (4.52m x 3.17m)

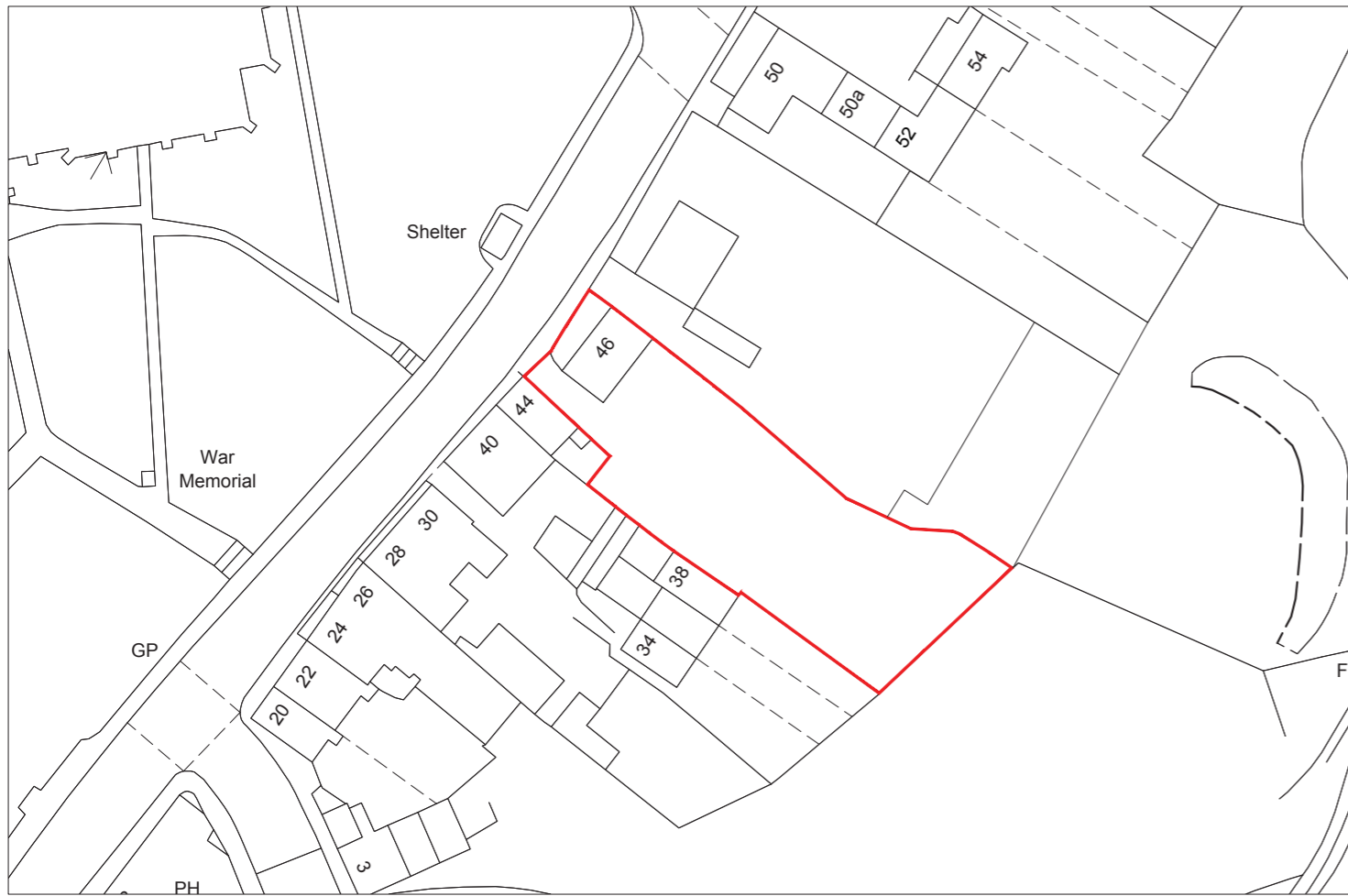
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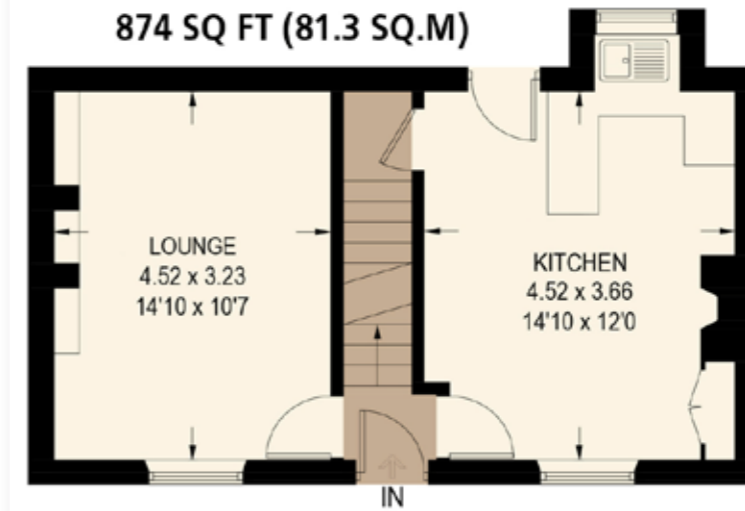
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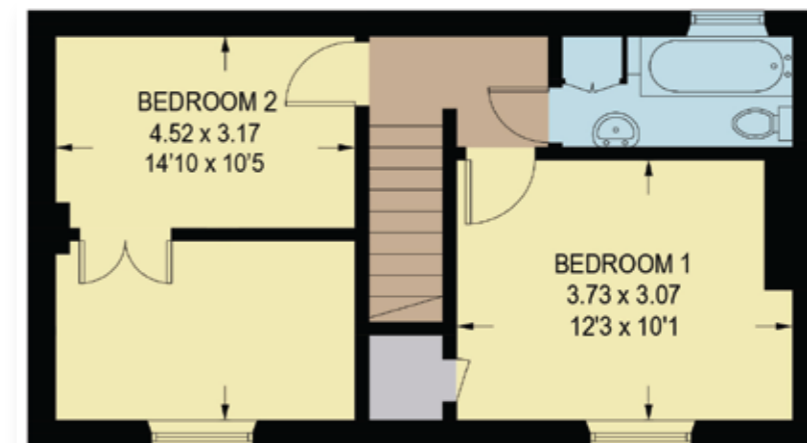




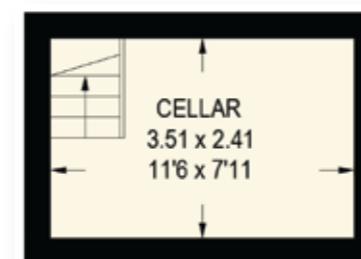
**TOTAL APPROXIMATE
FLOOR AREA
874 SQ FT (81.3 SQ.M)**



**GROUND FLOOR
APPROXIMATE FLOOR AREA
397 SQ FT (36.9 SQ.M)**



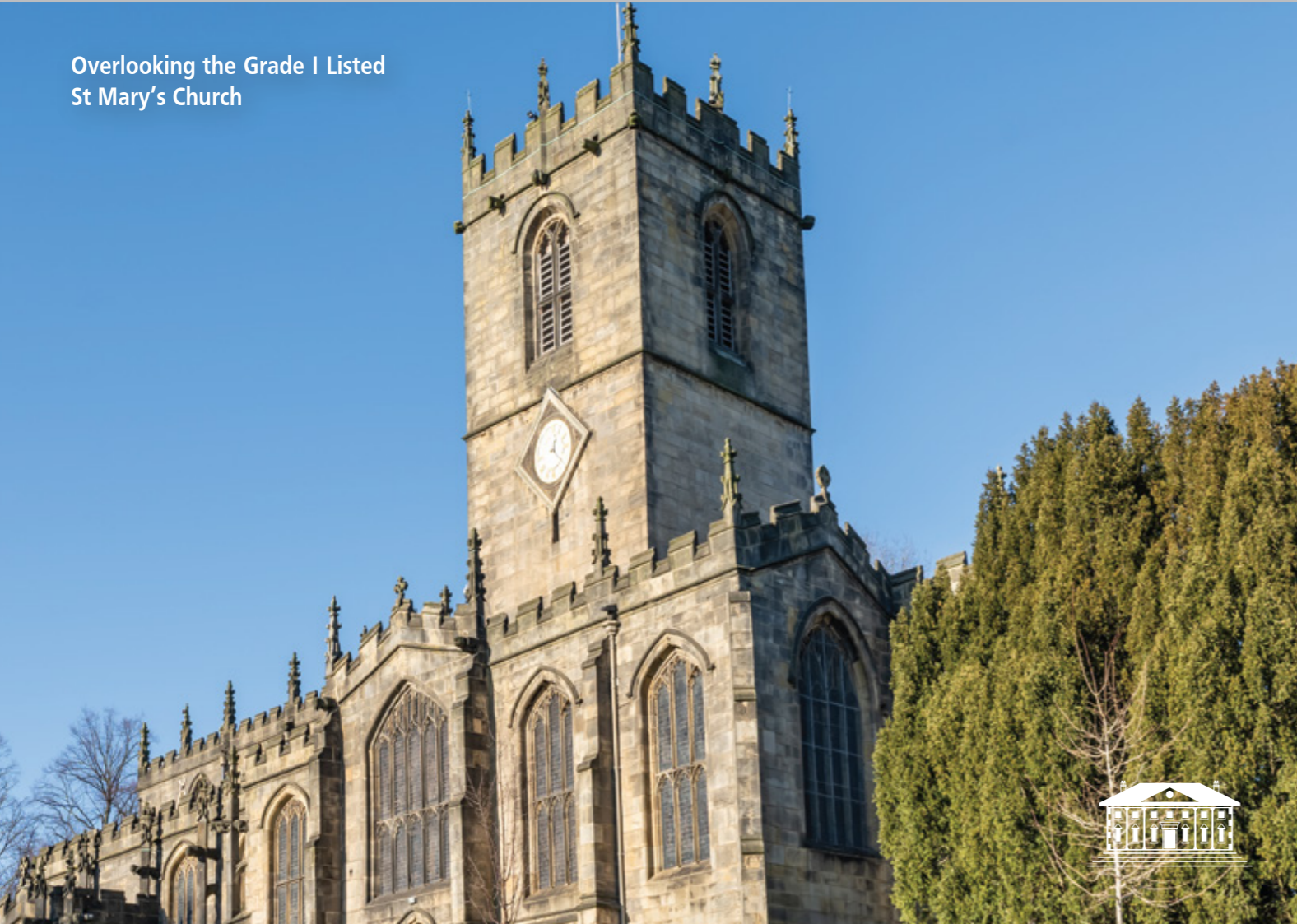
**FIRST FLOOR
APPROXIMATE FLOOR AREA
387 SQ.FT. (36.0 SQ.M.)**



**BASEMENT LEVEL
APPROXIMATE FLOOR AREA
90 SQ.FT. (8.4 SQ.M.)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Overlooking the Grade I Listed
St Mary's Church



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: C

Services: Mains gas, mains electric, mains water and mains drainage.

Conditions of Sale: This property is subject to a clawback provision for any development of additional plots on the site. Please contact us for detailed information.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



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Ecclesfield, Sheffield, South Yorkshire S35 9WE

Offers in the Region of £175,000