



54 Ecclesall Road South

Ecclesall, Sheffield



Blenheim
Park Estates



Exterior and Gardens

From Ecclesall Road South, access is gained to number 54. To the front of the property, there is a block paved driveway providing parking for two vehicles with mature trees/hedging. Access can be gained to the main entrance door.

To the left of side of the property, the driveway continues and provides further parking with provision for an electric car charging point. Wrought iron gates open to the rear and access can be gained to the single garage.

Single Garage

26'2 x 9'10 (7.99m x 3.00m)

Having an electric roller shutter door, side facing timber obscured glazed windows, light and power. A UPVC door with a double glazed obscured panel opens to the rear of the property.

An Immaculately Presented
Four Bedroomed Home





54 Ecclesall Road South

Welcome to 54 Ecclesall Road South

Situated in a sought-after area and providing an array of well-proportioned living spaces is this wonderful four bedroomed home. Arranged over three floors and being situated close to the amenities of Ecclesall makes this property an ideal choice for a family.

Over the years, thoughtful renovations have been undertaken, creating additional living space and a perfect blend of modern convenience and period characteristics. The living areas are well-designed for flexibility and bathed in natural light thanks to a fabulous bay window in the lounge and bi-fold doors in the dining room. Three cast iron fireplaces, one of which is decorative, also add to the overall homely charm.

As you first enter, you are welcomed by a fabulous stained glass, paned Accoya door that opens to the entrance hall. The downstairs has elements of an open plan layout, with a dining kitchen that seamlessly connects the kitchen, dining room and sitting room. Another reception room is offered by the well-proportioned lounge, which is currently used as an office. Three of the bedrooms, two of which are doubles, are positioned on the first floor, alongside a family bathroom. The second floor is dedicated to the inviting master bedroom suite, which has an en-suite shower room and a walk-in wardrobe. Outside, the meticulously maintained rear garden serves as a perfect space for unwinding or enjoying the outdoors. Off-road parking is available to the front and side of the house within a block paved driveway and there is a detached single garage that provides room for one car and extra storage space.

The property is conveniently located for access to the amenities of Ecclesall Road, with shops, restaurants, public houses, bars and other local conveniences all within walking distance. In addition, 54 Ecclesall Road South falls within the catchment areas for highly regarded schooling. Sheffield city centre can also be reached on foot, or is just a short drive away. There are excellent public transport links with both Dore and Totley and Sheffield train stations close by. There are also multiple public transport routes with many bus stops nearby offering the opportunity to reach many destinations with ease. Popular areas in the Peak District such as Bakewell and Castleton can be reached with ease by car or public transport.

The property briefly comprises on the ground floor: Entrance vestibule, entrance hall, lounge, sitting room and dining kitchen.

central heating radiator, deep skirtings and Karndean flooring. Imber doors open to the lounge, sitting room and dining kitchen.

On the first floor: Bedroom 2, bedroom 3, bedroom 4 and family bathroom.

On the second floor: Master bedroom, master en-suite and master walk-in wardrobe.

Basement level: Cellar 1 and Cellar 2.

Ground Floor

An Accoya entrance door with a double glazed stained glass panel opens to the:

Entrance Vestibule

Having a coved ceiling and tiled flooring with an inset mat well. A timber door with obscured glazed panels and matching side and above panels opens to the entrance hall.

Entrance Hall

Having a coved ceiling, flush light point, wall mounted light point,

Lounge

13'11 x 13'0 (4.25m x 3.97m)

A generously-sized lounge with a front facing UPVC double glazed bay window, coved ceiling and a flush light point with a decorative ceiling rose. Also having wall mounted light points, central heating radiators, telephone point, deep skirtings and timber effect flooring. The focal point of the room is the cast iron fireplace with a pine mantel surround and a tiled hearth.

Sitting Room

13'11 x 12'0 (4.25m x 3.66m)

A bright sitting room with a coved ceiling, pendant light point with a decorative ceiling rose, wall mounted light points, central heating radiator, telephone point, TV/aerial cabling and deep skirtings. The centrepiece of the room is the cast iron fireplace with a timber mantel, a tiled surround and a tiled hearth. A wide opening gives access to the dining kitchen.



Entrance Vestibule

Having a coved ceiling and tiled flooring with an inset mat well. A timber door with obscured glazed panels and matching side and above panels opens to the entrance hall.

Entrance Hall

Having a coved ceiling, flush light point, wall mounted light point, central heating radiator, deep skirtings and Karndean flooring. Timber doors open to the lounge, sitting room and dining kitchen.



Lounge
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A Bright Bay Windowed
Reception Room...





Sitting Room
13'11 x 12'0 (4.25m x 3.66m)

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Dining Kitchen

A nicely-sized dining kitchen that incorporates a modern kitchen area and a dining room, which has provision for a table that can seat up to six diners.

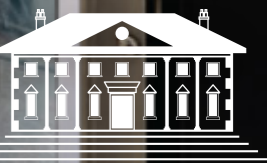
A Wonderful Open
Plan Dining Kitchen





Kitchen Area
22'8 x 8'11 (6.92m x 2.71m)

Having a Velux roof window, rear facing UPVC double glazed window, recessed lighting, central heating radiator, deep skirtings and Karndean flooring. There is a range of fitted base/wall/drawer units, incorporating matching timber work surfaces, tiled splashbacks, under-counter lighting and an inset Franke 1.0 bowl stainless steel sink with a Franke chrome mixer tap. A cupboard also houses the Ideal boiler. Appliances include a Rangemaster range cooker with a five-ring induction hob, two ovens, a grill, storage drawer and a Ferre extractor fan above. The integrated appliances include an AEG dishwasher and a Hoover washing machine/tumble dryer. There is also space/provision for a freestanding fridge/freezer. A wide opening gives access to the dining room and a timber door opens to the basement level.





Dining Room
12'0 x 8'9 (3.66m x 2.67m)

A bright dining room with a Velux roof window, side facing UPVC double glazed window, recessed lighting, central heating radiator, deep skirtings and Karndean flooring. UPVC bi-fold doors with double glazed panels open to the rear of the property.

A Superb Dining Room,
Overlooking the Garden





54 Ecclesall Road South

Offering Generous, Flexible Living Spaces over Three Floors in a Sought-After Area

From the entrance hall, a timber door opens to the:

Dining Kitchen

A nicely-sized dining kitchen that incorporates a modern kitchen area and a dining room, which has provision for a table that can seat up to six diners.

Kitchen Area

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12'0 x 8'9 (3.66m x 2.67m)

A bright dining room with a Velux roof window, side facing UPVC double glazed window, recessed lighting, central heating radiator, deep skirtings and Karndean flooring. UPVC bi-fold doors with double glazed panels open to the rear of the property.

From the kitchen area, a timber door opens to a staircase that leads down to the:

Basement Level

Cellar 1

20'10 x 13'0 (6.36m x 3.97m)

Having light and power.

Cellar 2

17'9 x 5'5 (5.40m x 1.66m)

With light.

Ground Floor Continued

From the entrance hallway, a staircase with a timber hand rail and balustrading leads to the:

First Floor

Landing

Having recessed lighting and deep skirtings. Timber doors open to bedroom 2, bedroom 3, bedroom 4 and the family bathroom.

Bedroom 2

13'11 x 12'0 (4.25m x 3.66m)

A double bedroom with a rear facing UPVC double glazed window, pendant light point, wall mounted light point, picture rail and a central heating radiator.

Bedroom 3

13'0 x 13'0 (3.97m x 3.97m)

Another good-sized double bedroom with a front facing UPVC double glazed window, pendant light point, wall mounted light point, picture rail, central heating radiator and deep skirtings. The focal point of the room is the decorative cast iron fireplace.

Bedroom 4

8'5 x 7'10 (2.57m x 2.39m)

Having a front facing UPVC double glazed window, pendant light point, picture rail, central heating radiator, telephone point and a TV aerial point.

Family Bathroom

Having a rear facing UPVC double glazed obscured view window, flush light point, extractor fan, wall mounted light point, central heating radiator and a heated towel rail. There is a suite in white comprising of a low-level WC, an Ideal wash hand basin with a chrome mixer tap and a panelled bath with a chrome mixer tap. To one corner, there is a separate shower enclosure with a Mira rain head shower, a separate hand shower facility and a glazed screen/door.

From the landing, a staircase with a timber hand rail and balustrading rises to the:

Landing

Having a Velux roof window and a pendant light point. A timber door opens to the master bedroom.

Master Bedroom

21'1 x 15'4 (6.42m x 4.67m)

A sizeable master bedroom with a Velux roof window, rear facing UPVC double glazed window, recessed lighting, central heating radiator, telephone point and a TV/aerial point. Timber doors open to the master en-suite and master walk-in wardrobe.

Master En-Suite

With an obscured UPVC double glazed window, recessed lighting, extractor fan, shaver point and a chrome heated towel rail. There is a suite in white comprising of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one wall, there is a walk-in shower enclosure with a rain head shower, an additional hand shower facility and a glazed screen.

Master Walk-in Wardrobe

Having recessed lighting and long hanging rails.



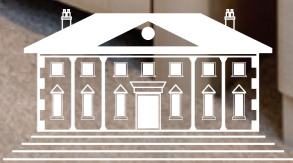


Master Bedroom

21'1 x 15'4 (6.42m x 4.67m)

A sizeable master bedroom with a Velux roof window, rear facing UPVC double glazed window, recessed lighting, central heating radiator, telephone point and a TV/aerial point. Timber doors open to the master en-suite and master walk-in wardrobe.

A Spacious Master
Bedroom Suite...





Master En-Suite

With an obscured UPVC double glazed window, recessed lighting, extractor fan, shaver point and a chrome heated towel rail. There is a suite in white comprising of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one wall, there is a walk-in shower enclosure with a rain head shower, an additional hand shower facility and a glazed screen.



Bedroom 3

13'0 x 13'0 (3.97m x 3.97m)

Another good-sized double bedroom with a front facing UPVC double glazed window, pendant light point, wall mounted light point, picture rail, central heating radiator and deep skirtings. The focal point of the room is the decorative cast iron fireplace.



Bedroom 2

13'11 x 12'0 (4.25m x 3.66m)

A double bedroom with a rear facing UPVC double glazed window, pendant light point, wall mounted light point, picture rail and a central heating radiator.



Bedroom 4

8'5 x 7'10 (2.57m x 2.39m)

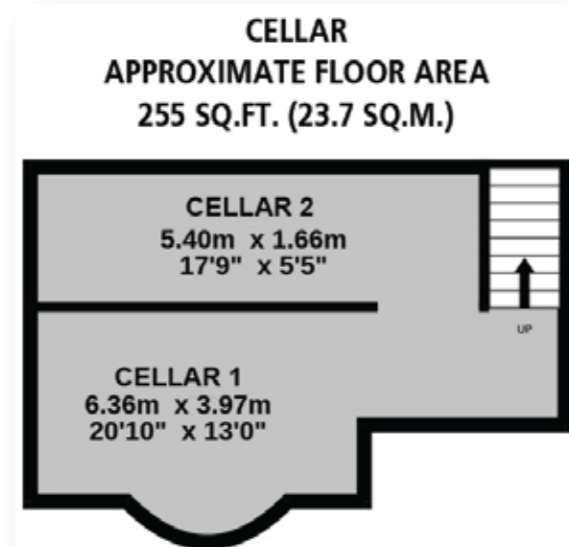
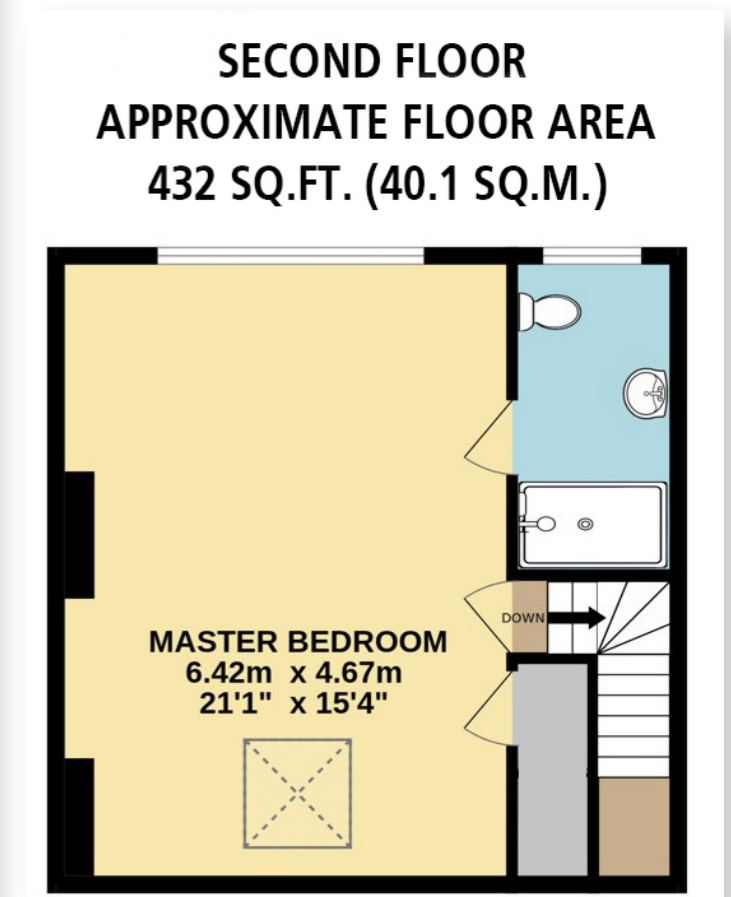
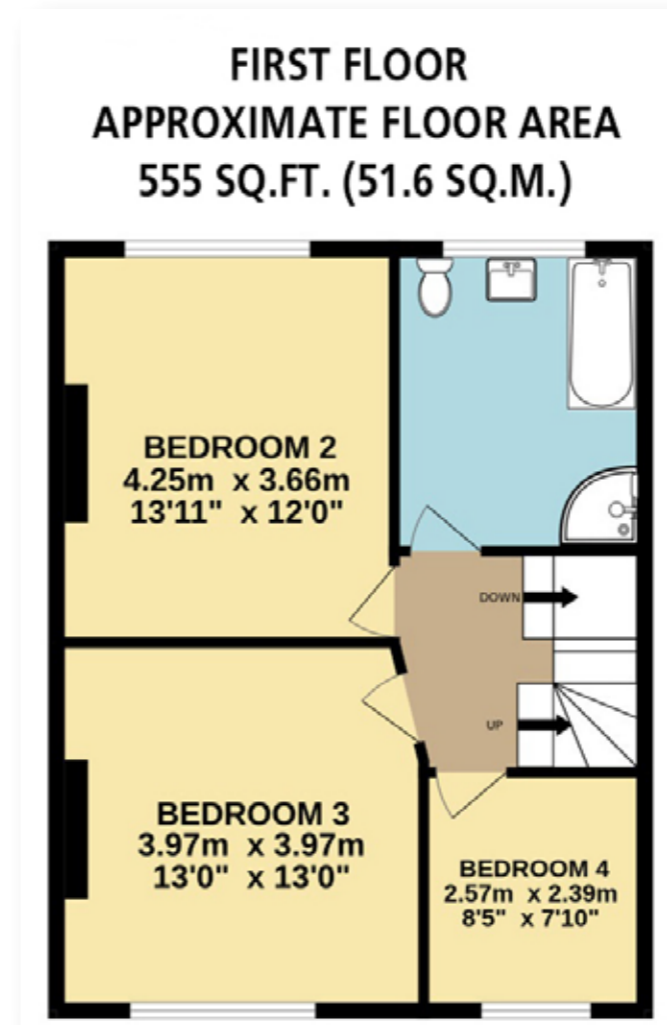
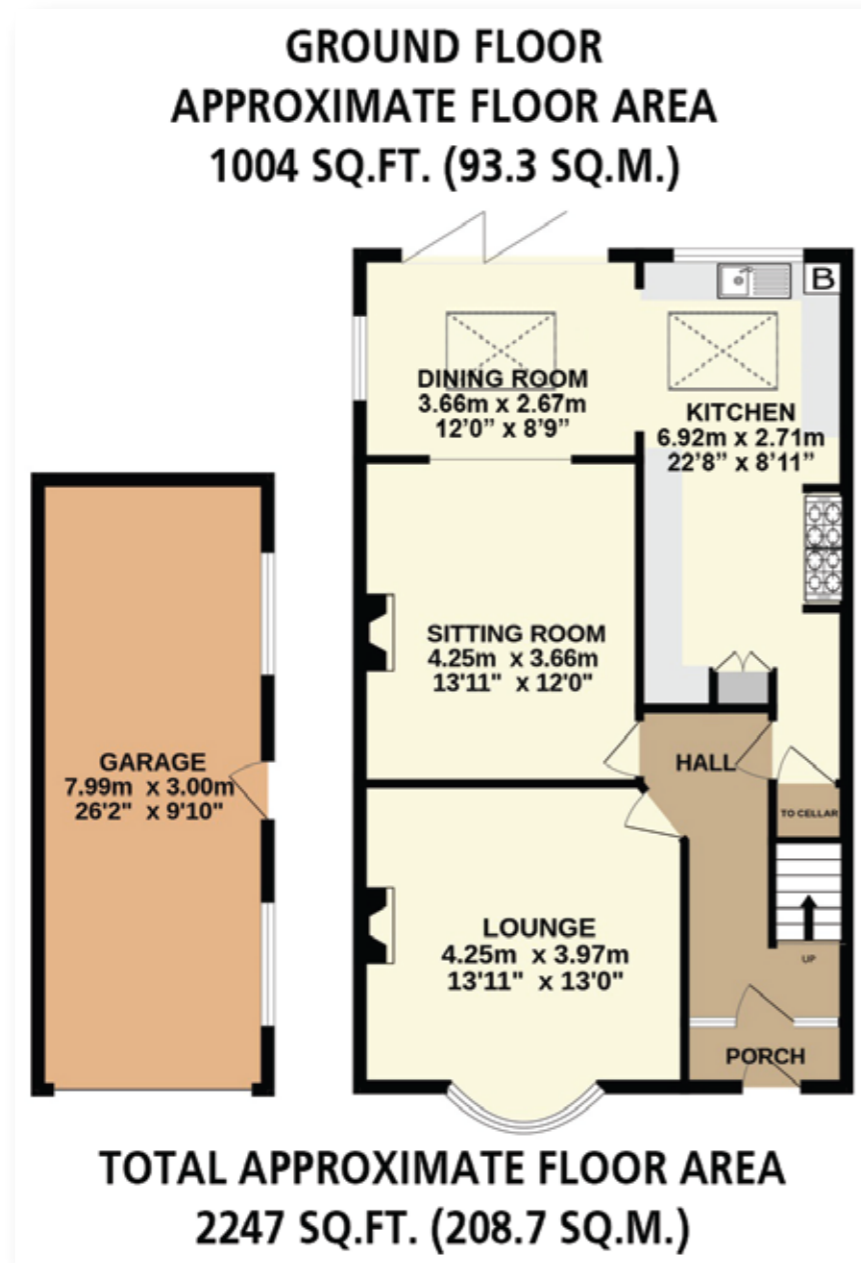
Having a front facing UPVC double glazed window, pendant light point, picture rail, central heating radiator, telephone point and a TV aerial point.



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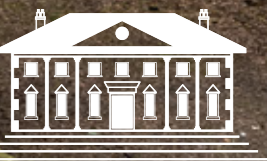


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens Continued

To the rear of the property, there is stone seating terrace with a water tap and exterior lighting. Access can be gained to the dining room. A path with exterior lighting leads to the personnel entrance door of the garage. The garden is mainly laid to lawn and contains borders with mature shrubs, trees and flowers. The garden is enclosed by tall hedging and fencing.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Leasehold

Tenure Details: The lease has a term of 800 years from 25th March 1925, therefore there are 701 years remaining. The ground rent is £8, paid in £4 instalments twice a year, however the freeholder stopped collecting this payment around 2016.

Council Tax Band: D

Services: Mains gas, mains electric, mains water and mains drainage. The broadband is fibre and the mobile signal quality is good.

Shared Access/Rights of Access: There are no rights of access or shared access.

Covenants/Easements/Wayleaves and Flood Risk: There are no Covenants, Easement or Wayleaves and the flood risk is low.

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.



54 Ecclesall Road South

Ecclesall, Sheffield,

South Yorkshire S11 9PF

Offers in the Region of £575,000