



55 Endcliffe Glen Road  
Ecclesall, Sheffield

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### Exterior and Gardens

From Endcliffe Glen Road, a driveway gives access to the drive which provides parking for at least one car and has exterior lighting. There is an area which is mainly laid to lawn and is surrounded by mature shrubs and plants. Access can be gained to the entrance hall.

The driveway continues to the right side of the property where there is exterior lighting and an area to park at least one car. A timber gate gives access to the rear of the property.

A Wonderful Four Bedroomed  
Semi-Detached Residence...





55 Endcliffe Glen Road

## Welcome to 55 Endcliffe Glen Road

Nestled in the heart of one of Sheffield's most sought-after areas is 55 Endcliffe Glen Road, a superb semi detached four bedroomed home. With good-sized living spaces, well-proportioned bedrooms, a generously-sized garden with a summer house and being close to local amenities, this property is well-suited to modern-day family living.

Across the ground floor are two well-proportioned living spaces. The lounge offers a cosy retreat which is brightened by a large bay window. The dining kitchen is well-equipped and also offers a flexible space for entertaining. Bi-folding doors open to the rear of the property, which offers ease of access to the beautiful garden.

The first floor offers two generously sized bedrooms and a versatile space that is currently being used as a bedroom. The landing boasts captivating stained glass windows, adding a touch of character to the property. The modernized master suite enjoys ample natural light from Velux windows and provides a relaxing retreat.

55 Endcliffe Glen Road is situated with convenient access to the amenities of Ecclesall Road, which includes shops, restaurants, cafes, public houses and supermarkets. A stone's throw away from the property are the Sheffield Botanical Gardens and Endcliffe Park which provide wonderful outdoor spaces and access to the Porter Brook Trail leading up to Forge Dam and beyond to Ringinglow. The main public and private Sheffield hospitals are accessible within a short drive. Additionally, the Peak District can be reached in under half an hour's drive.

**The property briefly comprises on the ground floor:** Entrance hall, under stairs storage, lounge, storage cupboard, dining kitchen.

**On the first floor:** Landing, Bedroom 4, bedroom 3, bedroom 2, under stairs storage cupboard and family bathroom.

**On the second floor:** Landing, master bedroom, master en-suite.

**Outbuildings:** Summer house and garden store.

### Ground Floor

A composite door with a double glazed panel opens to the:

#### Entrance Hall

Having a front facing UPVC obscured double glazed window, flush light point, central heating radiators and a telephone point. Timber doors open to under stairs storage cupboard, lounge, storage cupboard and dining kitchen.

#### Under-stairs storage cupboard

A useful area for storage.

#### Lounge

13'0 x 11'11 (3.95m x 3.63m)

A cosy lounge with a front facing UPVC double glazed bay window, coved ceiling, flush light point, picture rail, and central heating radiator. The focal point of the room is the cast iron gas fireplace.

#### Storage Cupboard

With a flush light point.

#### Dining Kitchen

22'2 x 12'3 (6.75m x 3.74m)

A bright and spacious dining kitchen with a rear facing UPVC double glazed window, recessed lighting, central heating radiator and tiled flooring. The focal point of the room is the fireplace with a tiled surround and timber mantle. There are a range of fitted base, wall/drawer units with a roll top work surface and an inset 1.5 bowl stainless steel sink and a chrome mixer tap. There are a range of fitted appliances which include a six-ring gas hob, an extractor hood, two oven/grills and a storage drawer beneath. There is a full height fridge/freezer, a smart tech washing machine and a Teknix dishwasher. UPVC bi-fold doors open to the rear of the property.

### Entrance Hall

Having a front facing UPVC obscured double glazed window, flush light point, central heating radiators and a telephone point. Timber doors open to under-stairs storage cupboard, lounge, storage cupboard and dining kitchen.





**Lounge**  
13'0 x 11'11 (3.95m x 3.63m)

A cosy lounge with a front facing UPVC double glazed bay window, coved ceiling, flush light point, picture rail, and central heating radiator. The focal point of the room is the cast iron gas fireplace.

A Fabulous Reception Room  
Filled with Natural Light





**Dining Kitchen**  
22'2 x 12'3 (6.75m x 3.74m)

A bright and spacious dining kitchen with a rear facing UPVC double glazed window, recessed lighting, central heating radiator and tiled flooring. The focal point of the room is the fireplace with a tiled surround and timber mantle. There are a range of fitted base, wall/drawer units with a roll top work surface and an inset 1.5 bowl stainless steel sink and a chrome mixer tap. There are a range of fitted appliances which include a six-ring gas hob, an extractor hood, two oven/grills and a storage drawer beneath. There is a full height fridge/freezer, a smart tech washing machine and a Teknix dishwasher. UPVC bi-fold doors open to the rear of the property.

A Bright and Airy  
Dining Kitchen...





55 Endcliffe Glen Road

## Offering Well-Presented Living Spaces over Three Floors in a Most Sought-After Area

From the entrance hall, a staircase with a timber handrail and balustrading rises to the:

### First floor

#### Landing

With side facing timber decorative stained glass windows, a rear facing UPVC double glazed window, flush light point, picture rail and a central heating radiator. Timber doors open to bedroom 4, bedroom 3, bedroom 2, under stairs storage cupboard and family bathroom.

#### Bedroom 4

9'11 x 8'10 (3.02m x 2.70m)

With a front facing UPVC double glazed window, pendant light point, picture rail, central heating radiator and timber effect flooring. There is inset furniture incorporating short hanging and shelving.

#### Bedroom 3

13'0 x 11'11 (3.95m x 3.63m)

A double bedroom with a front facing UPVC double glazed bay window, pendant light point, picture rail, central heating radiator. There is a range of inset furniture incorporating short hanging storage, shelving, and long hanging storage.

#### Bedroom 2

12'4 x 11'11 (3.77m x 3.63m)

A large double bedroom with a rear facing UPVC double glazed window, pendant light point, picture rail, central heating radiator. The focal point of the room is the decorative fireplace with a tiled surround and a timber mantle. There is a range of inset furniture incorporating short hanging storage and shelving.

#### Under Stairs Storage Cupboard

A useful area for storage.

#### Family Bathroom

Being partially tiled with a rear facing obscured UPVC double glazed window, flush light point, central heating radiator. There is a suite in white comprising a low-level wc, an ideal standard pedestal wash hand basin with traditional chrome taps and a mirrored storage unit above. There is a panelled bathtub with a chrome mixer tap, a Triton fitted shower facility, and a glazed screen.

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

### Second floor

#### Landing

With a Velux roof window and fitted blind, exposed timber beams, a flush light point and timber effect flooring. A timber door opens to the:

#### Master Bedroom

12'0 x 10'2 (3.65m x 3.10m)

A bright and airy master bedroom bathed in natural light With a Velux roof window and a fitted blind, recessed lighting, and central heating radiator. A timber door opens to the:

#### Master En-Suite

With a Velux roof window and fitted blind, recessed lighting, exposed timber beam and a chrome heated towel rail. A timber panel gives access to storage. There is a suite in white which comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap, tiled splash back and a storage cabinet beneath. There is a separate tiled shower enclosure which incorporates a fitted shower and a glazed screen/door.

#### Exterior and Gardens

From Endcliffe Glen Road, a driveway gives access to the drive which provides parking for at least one car and has exterior lighting. There is an area which is mainly laid to lawn and is surrounded by mature shrubs and plants. Access can be gained to the entrance hall.

The driveway continues to the right side of the property where there is exterior lighting and an area to park at least one car. A timber gate gives access to the rear of the property.

To the rear of the property there is exterior lighting and a water tap. There is a large flagged terrace ideal for outdoor seating. This area is partially enclosed by brick walling and timber fencing. Access can be gained to the dining kitchen.

As the area continues, stone steps with a steel handrail and glass balustrading rise to a glass gate which opens to the garden area. A stone-chipped pathway continues to timber steps which rise to an aluminium door with a double glazed panel that opens to the:

#### Summer House

12'4 x 11'11 (3.77m x 3.63m)

A fantastic retreat with front facing UPVC double glazed windows, rear facing UPVC double glazed panels, recessed lighting, data point and timber effect flooring. Aluminium folding doors with double glazed panels open to the garden.

This area is mainly laid to lawn with mature trees and an external power point. There is a stone chipped pathway continues to steps which rise to an elevated garden store together with mature trees, plants and shrubs. The garden is fully enclosed by timber fencing.





**Master Bedroom**  
12'0 x 10'2 (3.65m x 3.10m)

A bright and airy master bedroom bathed in natural light. With a Velux roof window and a fitted blind, recessed lighting, and central heating radiator.

A Spacious, Bright  
Master Bedroom

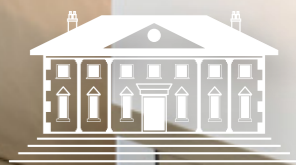




**Bedroom 2**

12'4 x 11'11 (3.77m x 3.63m)

A large double bedroom with a rear facing UPVC double glazed window, pendant light point, picture rail, central heating radiator. The focal point of the room is the decorative fireplace with a tiled surround and a timber mantle. There is a range of inset furniture incorporating short hanging storage and shelving.







**Bedroom 3**  
13'0 x 11'11 (3.95m x 3.63m)

A double bedroom with a front facing UPVC double glazed bay window, pendant light point, picture rail, central heating radiator. There is a range of onset furniture incorporating short hanging storage, shelving, and long hanging storage.



**Family Bathroom**

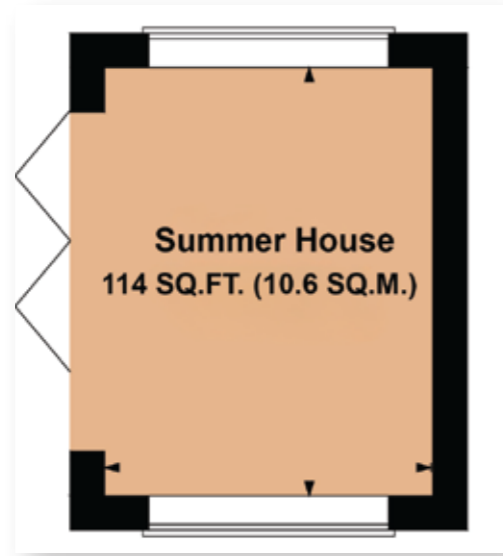
Being partially tiled with a rear facing obscured UPVC double glazed window, flush light point, central heating radiator. There is a suite in white comprising a low-level WC, an ideal standard pedestal wash hand basin with traditional chrome taps and a mirrored storage unit above. There is a panelled bathtub with a chrome mixer tap, a Triton fitted shower facility, and a glazed screen.



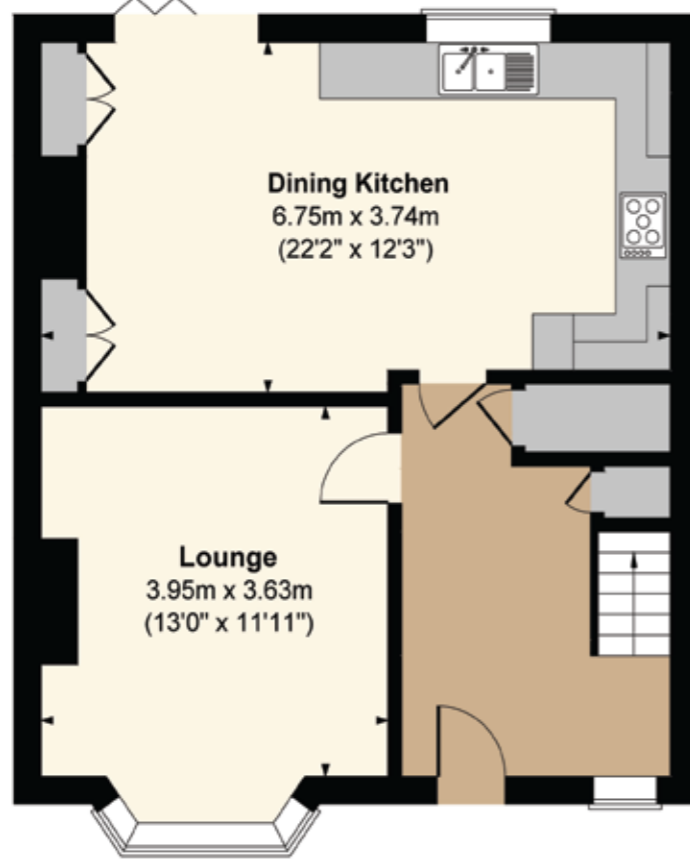
**Master En-Suite**

With a Velux roof window and fitted blind, recessed lighting, exposed timber beam and a chrome heated towel rail. A timber panel gives access to storage. There is a suite in white which comprises a low level WC and a wall mounted wash hand basin with a chrome mixer tap, tiled splash back and a storage cabinet beneath. There is a separate tiled shower enclosure which incorporates a fitted shower and a glazed screen/door.



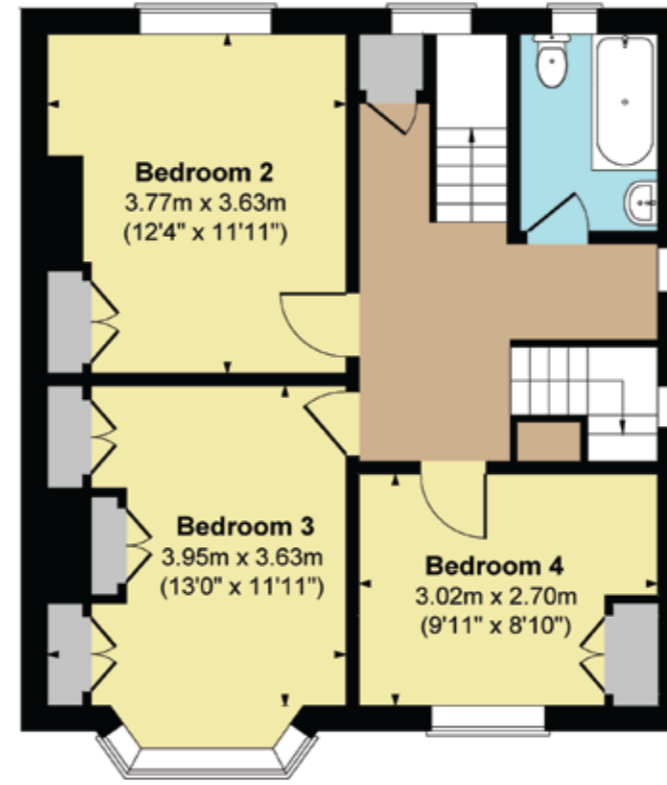


**GROUND FLOOR**  
APPROXIMATE FLOOR AREA  
596 SQ.FT (55.4 SQ.M.)

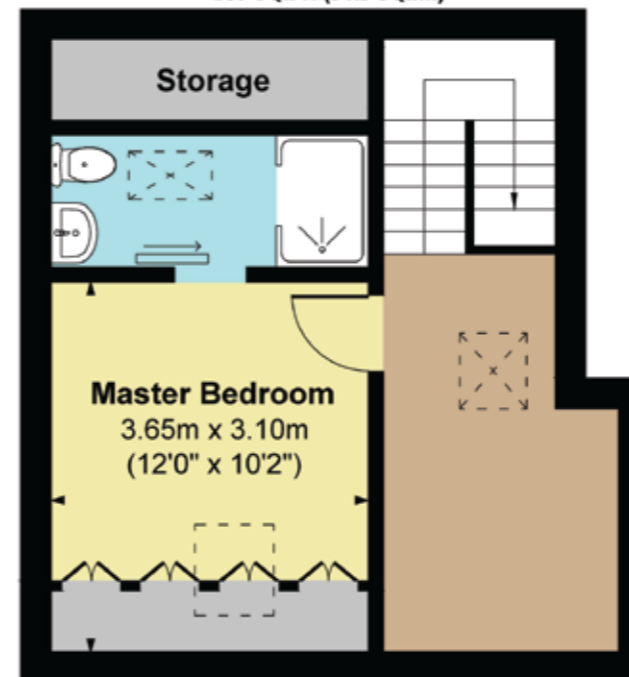


**TOTAL APPROXIMATE FLOOR AREA**  
1643 SQ.FT. (152.7 SQ.M.)

**FIRST FLOOR**  
APPROXIMATE FLOOR AREA  
596 SQ.FT. (55.4 SQ.M.)



**SECOND FLOOR**  
APPROXIMATE FLOOR AREA  
337 SQ.FT. (31.3 SQ.M.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

### Exterior and Gardens Continued

To the rear of the property there is exterior lighting and a water tap. There is a large flagged terrace ideal for outdoor seating. This area is partially enclosed by brick walling and timber fencing. Access can be gained to the dining kitchen.

As the area continues, stone steps with a steel handrail and glass balustrading rise to a glass gate which opens to the garden area. A stone-chipped pathway continues to timber steps which rise to an aluminium door with a double glazed panel that opens to the:

### Summer House

**12'4 x 11'11 (3.77m x 3.63m)**

A fantastic retreat with front facing UPVC double glazed windows, rear facing UPVC double glazed panels, recessed lighting, data point and timber effect flooring. Aluminium folding doors with double glazed panels open to the garden.

This area is mainly laid to lawn with mature trees and an external power point. There is a stone chipped pathway continues to steps which rise to an elevated garden store together with mature trees, plants and shrubs. The garden is fully enclosed by timber fencing.

An Excellent Rear Garden  
With a Summer House





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Viewing strictly by appointment with our consultant on

0114 358 2020

[www.bpestates.co.uk](http://www.bpestates.co.uk)

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**Tenure:** Freehold

**Council Tax Band:** D

**Services:** Mains gas, mains electric, mains water and mains drainage.  
The broadband is ADSL and the mobile signal quality is moderate.

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

**Covenants/Easements/Wayleaves and Flood Risk:** There are no covenants, easements or wayleaves and the flood risk is low.

**Other Information:** There is planning permission granted for a two-storey side extension to the dwellinghouse. Reference: 22/01532/FUL. And there is also granted, a single-storey side/rear extension and widening of existing driveway access and hardstanding to the front of the dwellinghouse. Reference 23/03894/FUL.

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.



**55 ENDCLIFFE GLEN ROAD**

Ecclesall, Sheffield

South Yorkshire S11 8RW

**Offers in the Region of £575,000**