



Flat 18 The Brew House, 211 Ecclesall Road, Ecclesall, Sheffield, S11 8HG



211 Ecclesall Road

Ecclesall

Guide Price

£95,000

GUIDE PRICE £95,000 to £100,000

Located within the highly sought-after Wards Brewery development on Ecclesall Road, this well-presented ground floor apartment offers stylish and convenient living in one of Sheffield's most desirable locations.

The accommodation comprises an entrance hallway with a useful storage cupboard, leading through to a spacious open-plan kitchen, dining and living area, creating an ideal space for both everyday living and entertaining. Sliding doors from the living area open onto a generous private patio, providing an excellent outdoor space to relax, dine al fresco or entertain guests.

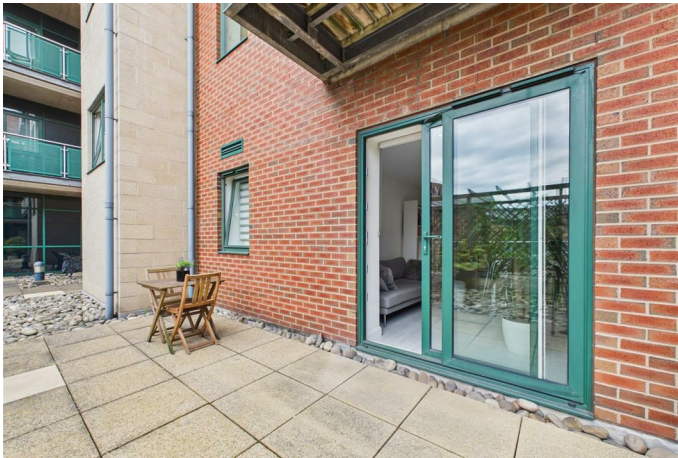
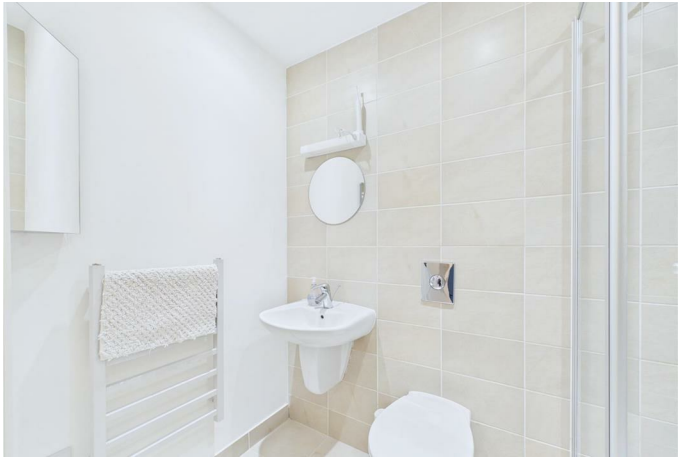
The property further benefits from a spacious double bedroom and a modern bathroom, making it an ideal purchase for first-time buyers, professionals or investors alike.

Ideally situated on Ecclesall Road, the apartment is within easy walking distance of a fantastic range of cafés, bars, restaurants and shops, whilst also being conveniently placed for Sheffield City Centre, the universities and major hospitals. Excellent transport links are available nearby, and the Botanical Gardens, Endcliffe Park and the Peak District National Park are all within easy reach.



- Ground floor one-bedroom apartment
- Located within the prestigious Wards Brewery development
- Open-plan kitchen, dining and living space
- Spacious double bedroom
- Useful hallway storage cupboard
- Large private patio
- Excellent Ecclesall Road location
- Convenient access to Sheffield City Centre, universities and hospitals





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross

T: 0114 268 3241

E: bannercross@saxtonmee.co.uk

www.saxtonmee.co.uk

Hathersage

T: 01433 650009

E: hathersage@saxtonmee.co.uk

Bakewell

T: 01629 815307

E: bakewell@saxtonmee.co.uk

Matlock

T: 01629 828250

E: matlock@saxtonmee.co.uk

