



88 Button Hill, Ecclesall, Sheffield, S11 9HJ

Saxton Mee

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Guide Price

£575,000

GUIDE PRICE £575,000 - £600,000

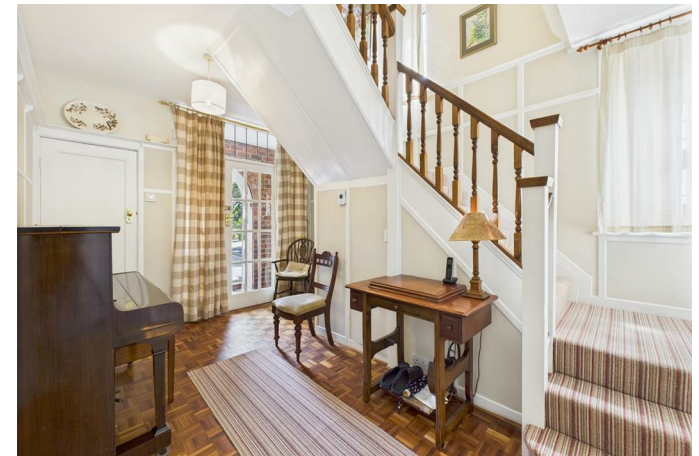
Situated in this very popular and sought after location, set back from the road this deceptively spacious 4 bedroom semi-detached Freehold family home up for sale with no onward chain. The property has the benefit of a lovely private rear garden and has excellent potential for a loft conversion and to extend to the rear, subject to any necessary consents. A very desirable location within proximity of excellent performing schools and close to nearby sports facilities, shops and other amenities and a very short drive of the beautiful open countryside of the Peak National Park.

Superb spacious panelled entrance hallway, cloakroom with w.c. and w.h.b. A well proportioned bay windowed living room, separate dining room with feature fireplace and French windows leading out onto the rear terrace, lovely large garden with a superb backdrop, breakfast kitchen with extensive range of units. On the first floor 4 excellent bedrooms, family bathroom, with full suite and separate shower cubicle, large landing with access to large loft with great potential for conversion to further bedroom accommodation or master bedroom with ensuite subject to any necessary consents.

Outside to the front the property is set well back from the road, there is an excellent driveway with good off-road parking, attractive front garden. To the rear a detached garage, lovely private level garden with lawn, floral borders, great aspect and backing onto the grounds of Mylnhurst.



- Excellent large 4 bedroom family home
- Very sought after position on this popular road, set well back and having a very striking appearance
- The property does need some general updating
- No onward vendor chain
- Excellent potential for loft extension or to extend to the rear subject to any necessary consents
- Lovely large private level rear garden
- Excellent catchment area for schools
- Easy reach of the open countryside of the Peak District







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.'

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