



## 2 Johnson Lane | Ecclesfield | Sheffield | S35 9XG

£140,000

Bell & Co Estates are delighted to present this charming two-bedroom end-terraced home located on the outskirts of Ecclesfield. Perfect for first-time buyers and offered in move-in-ready condition, this beautifully presented property delivers modern open-plan living with versatile additional space. Internally, the property comprises open plan living, dining, and kitchen areas, creating a bright and sociable layout ideal for modern lifestyles. The kitchen offers generous worktop and cupboard space, integrated appliances, and a seamless flow through the ground floor. A door leads down to the cellar, which houses the electrics and provides excellent storage potential. Rear door access opens directly onto the garden. To the first floor are two well-proportioned bedrooms, including a spacious front-facing master bedroom. From here, a set of stairs leads up to the attic space, a highly versatile area featuring a Velux window that fills the room with natural light. This additional space could be used as a third bedroom, home office, snug, or playroom and also benefits from a built-in storage cupboard. The family bathroom completes the floor and features a shower over bath, wash basin, and WC. Externally, the property offers on-street parking to the front and a side gate providing convenient access to the rear garden, offering a private outdoor area to relax, entertain, or personalise to your taste. Situated close to a variety of local amenities, reputable schools, and excellent transport links, this home occupies a superb and highly convenient location.

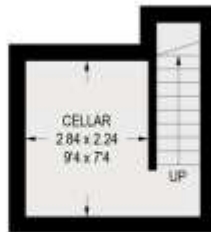


## 2 JOHNSON LANE

APPROXIMATE GROSS INTERNAL AREA = 80.9 SQ M / 871 SQ FT  
CELLAR = 9.7 SQ M / 104 SQ FT  
TOTAL = 90.6 SQ M / 975 SQ FT



**SECOND FLOOR**  
21.4 SQ M / 230 SQ FT



**CELLAR**  
9.7 SQ M / 104 SQ FT



**GROUND FLOOR**  
29.9 SQ M / 322 SQ FT



**FIRST FLOOR**  
29.6 SQ M / 319 SQ FT

Illustration is for identification purposes only,  
measurements are approximate, not to scale.

## Contact Details

79 Wales Road  
Kiveton Park  
Sheffield  
South Yorkshire  
S26 6RA

[www.bellcoestates.com](http://www.bellcoestates.com)  
[info@bellcoestates.com](mailto:info@bellcoestates.com)  
03333 580590

2 Johnson Lane  
Ecclesfield  
SHEFFIELD  
S35 9XG

Energy rating

**D**

Valid until

**7 December 2032**

Certificate number

**0688-3922-8202-9092-5200**

**Property type**

End-terrace house

**Total floor area**

80 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements