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**3 Dobbin Hill, Ecclesall**

Sheffield

Offers in Region of **£425,000**

## 3 Dobbin Hill

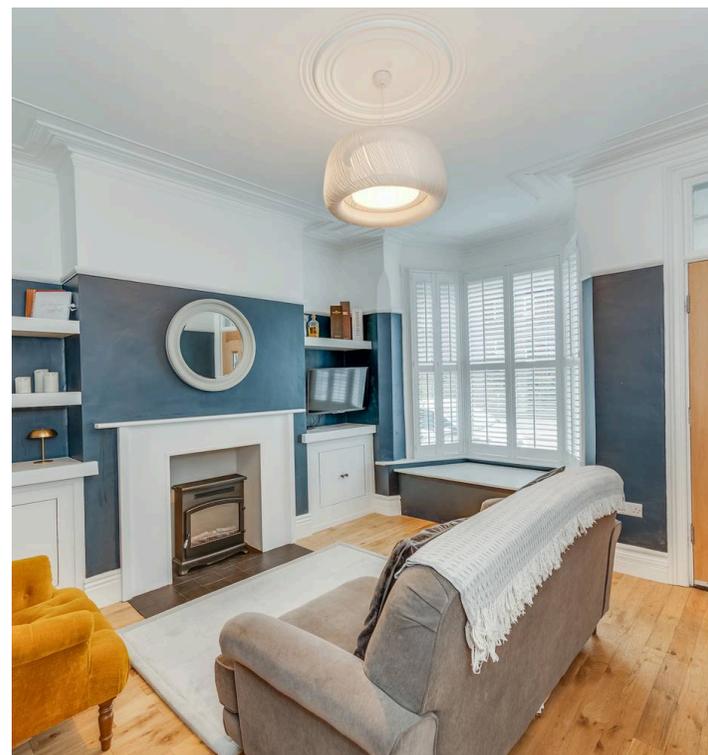
Ecclesall, Sheffield

This beautifully presented four-bedroom end of terrace property offers a stunning finish throughout, blending a wealth of original features with modern enhancements. Tastefully extended to the rear, the house boasts a spacious open plan kitchen dining room, ideal for family gatherings and entertaining. The large living spaces are complemented by a fully converted cellar, providing additional living accommodation and a practical utility room. The property features two well-appointed bathrooms and a convenient downstairs WC, making it perfect for busy family life. Each bedroom is generously sized, offering comfortable and flexible accommodation for a growing family. Situated close to many local reputable schools, this property is an excellent choice for families seeking both style and practicality in a sought-after location. Outside is ample on street parking and to the rear is a low maintenance rear garden perfect for children and pets.

Council Tax band: B

Tenure: Freehold

- FOUR BEDROOMED END OF TERRACE PROPERTY
- STUNNING FINISH THROUGHOUT
- TASTEFULLY EXTENDED TO THE REAR
- LARGE OPEN PLAN KITCHEN DINING ROOM
- GREAT FAMILY HOME
- LOW MAINTAINENCE REAR GARDEN PERFECT FOR CHILDREN AND PETS
- FULLY CONVERTED CELLAR PROVIDING EXTRA LIVING SPACE AND UTILITY ROOM
- TWO BATHROOMS AND DOWNSTAIRS WC
- WEALTH OF ORIGINAL FEATURES
- CLOSE TO MANY LOCAL REPUTABLE SCHOOLS





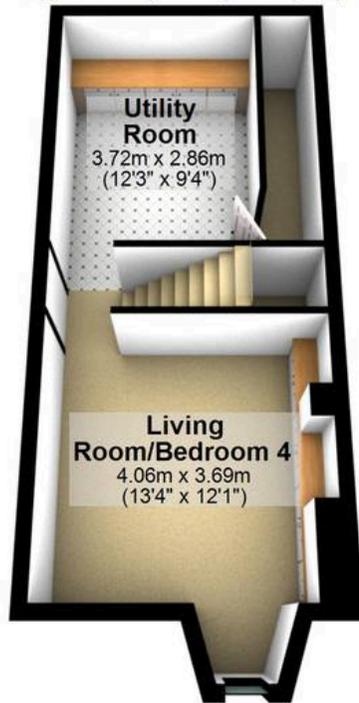
### Outbuilding

Approx. 1.4 sq. metres (15.3 sq. feet)



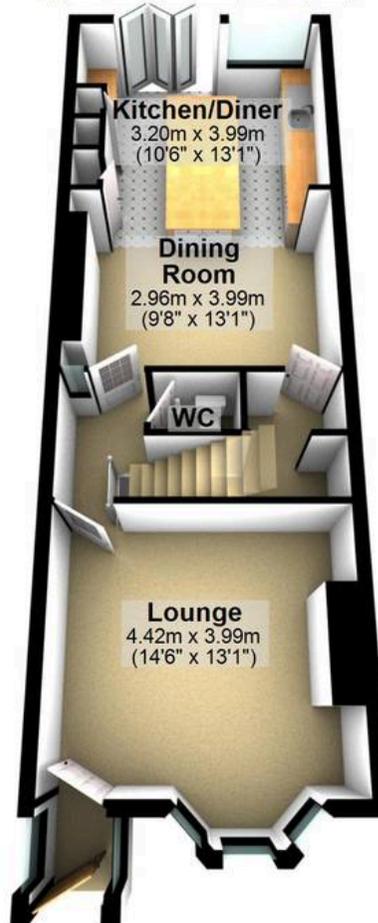
### Basement

Approx. 31.8 sq. metres (342.5 sq. feet)



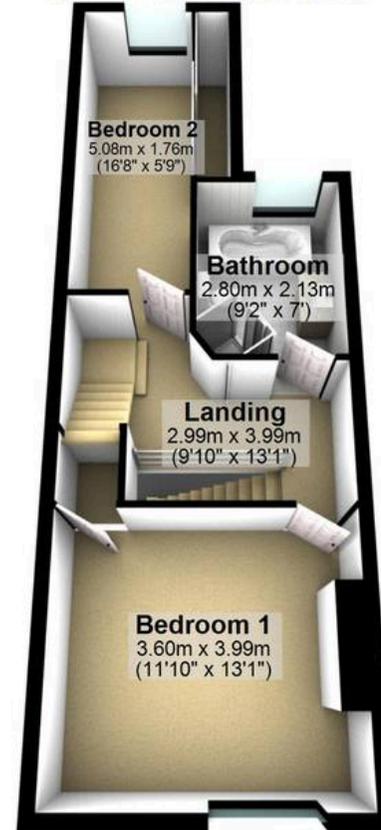
### Ground Floor

Approx. 48.6 sq. metres (522.7 sq. feet)



### First Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



### Second Floor

Approx. 20.9 sq. metres (224.7 sq. feet)



Total area: approx. 144.7 sq. metres (1557.8 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

**3 DOBBIN HILL**