



Silverdale Road Ecclesall Sheffield S11 9JJ
Offers Around £185,000

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**** CHAIN FREE ** CASH BUYERS ONLY ** PRIVATE SINGLE GARAGE ** FREEHOLD **** A fabulous proportioned two bedroom first floor apartment which is located in the highly regarded and sought after suburb of Ecclesall S11. Available to CASH BUYERS only, the property is well presented, however would benefit from a scheme of modernising throughout. The property benefits from a private single garage which has power, and falls within the catchment area for both Dobcroft schools, and Silverdale secondary school.

Accessed via communal entrance up to the first floor, the accommodation briefly comprises: enter through a private entrance porch which has a fitted cupboard. Access to the lounge/diner which has a feature fireplace and west facing windows. A door opens to the fitted kitchen which has a range of units with a contrasting worktop and breakfast bar. There is space for an oven, washing machine and fridge freezer. There is a tiled floor and walls.

Furthermore there are two good sized bedrooms both having fitted storage, and a shower room with WC and wash basin.

- TWO GOOD SIZED BEDROOM APARTMENT
- CHAIN FREE/FREEHOLD
- CASH BUYERS ONLY
- PRIVATE SINGLE GARAGE
- FIRST FLOOR
- EXCELLENT SCHOOL CATCHMENT
- LOUNGE/DINER & SEPARATE KITCHEN
- SHOWER ROOM
- SOUGHT AFTER LOCATION
- TRANSPORT LINKS & AMENITIES CLOSE-BY





OUTSIDE

There are well maintained communal gardens, an outside tap for residents use, and access to the private garage which has electricity.

LOCATION

A hugely popular location partly due to the proximity of the excellent local schools including Dobcroft, Ecclesall, High Storrs and Silverdale. There is a small but very convenient selection of shops located on Ecclesall Road with more extensive facilities found further towards Banner Cross etc. Regular bus routes can be found within walking distance, and both Ecclesall Road and Sheffield City Centre are easily accessible. The glorious outdoor scenery of the Peak District is just a short distance away as you head up Knowle Lane and out through Ringinglow Road.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

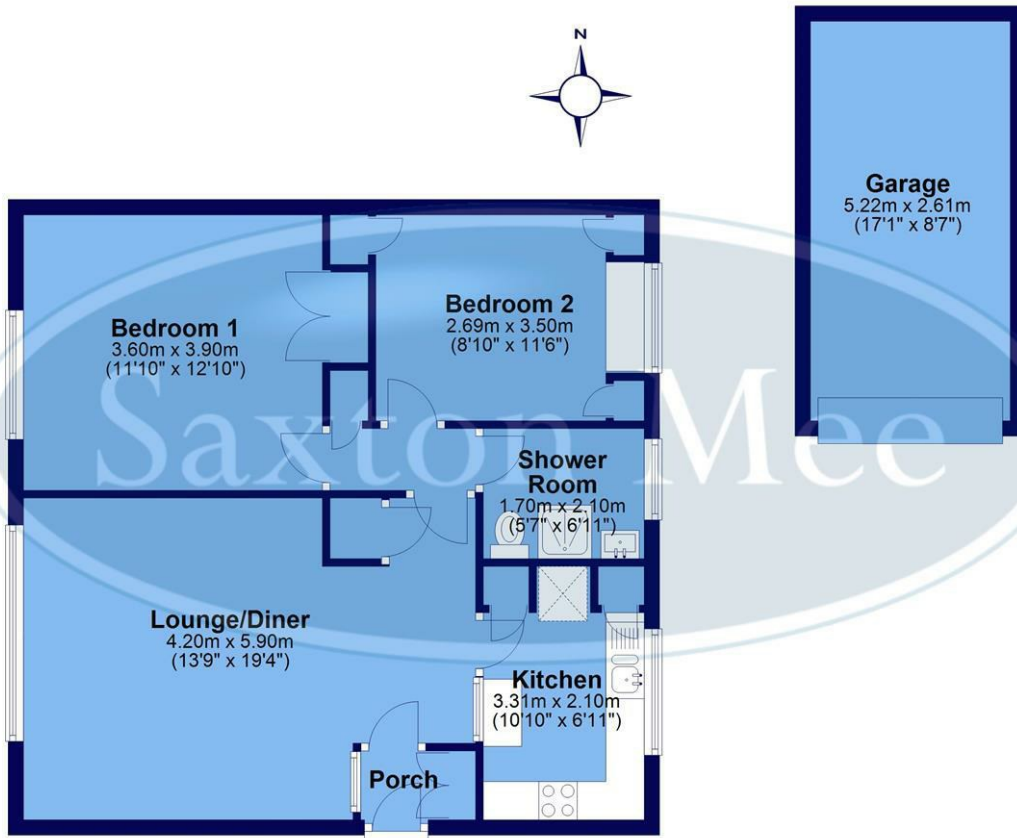
VALUER

Chris Spooner ANAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.

Saxton Mee

Main area: approx. 64.0 sq. metres (688.4 sq. feet)
 Plus garages, approx. 13.6 sq. metres (146.4 sq. feet)



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All measurements are approximate and to max vertical and horizontal lengths
 Plan produced using PlanUp.

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 462 Manchester Road, Sheffield S36 2DU

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs		62	71
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	