



11a The Lawns, Ecclesall, Sheffield, Yorkshire, S11 9FL

Saxton Mee

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Ecclesall

Guide Price

£200,000

GUIDE PRICE £200,000 to £210,000

Situated in the highly desirable area of Ecclesall, this delightful two double-bedroom first floor apartment offers spacious, well-presented accommodation in a fantastic location close to amenities, reputable schools, transport links, and beautiful green spaces.

The property features a bright and airy dual-aspect living room, filling the space with natural light throughout the day. The fitted kitchen provides plenty of storage, while the modern shower room adds to the apartment's practicality and comfort.

Both bedrooms are generously sized doubles, with the master bedroom benefiting from ample built-in wardrobes. A useful storage cupboard in the hallway offers additional convenience.

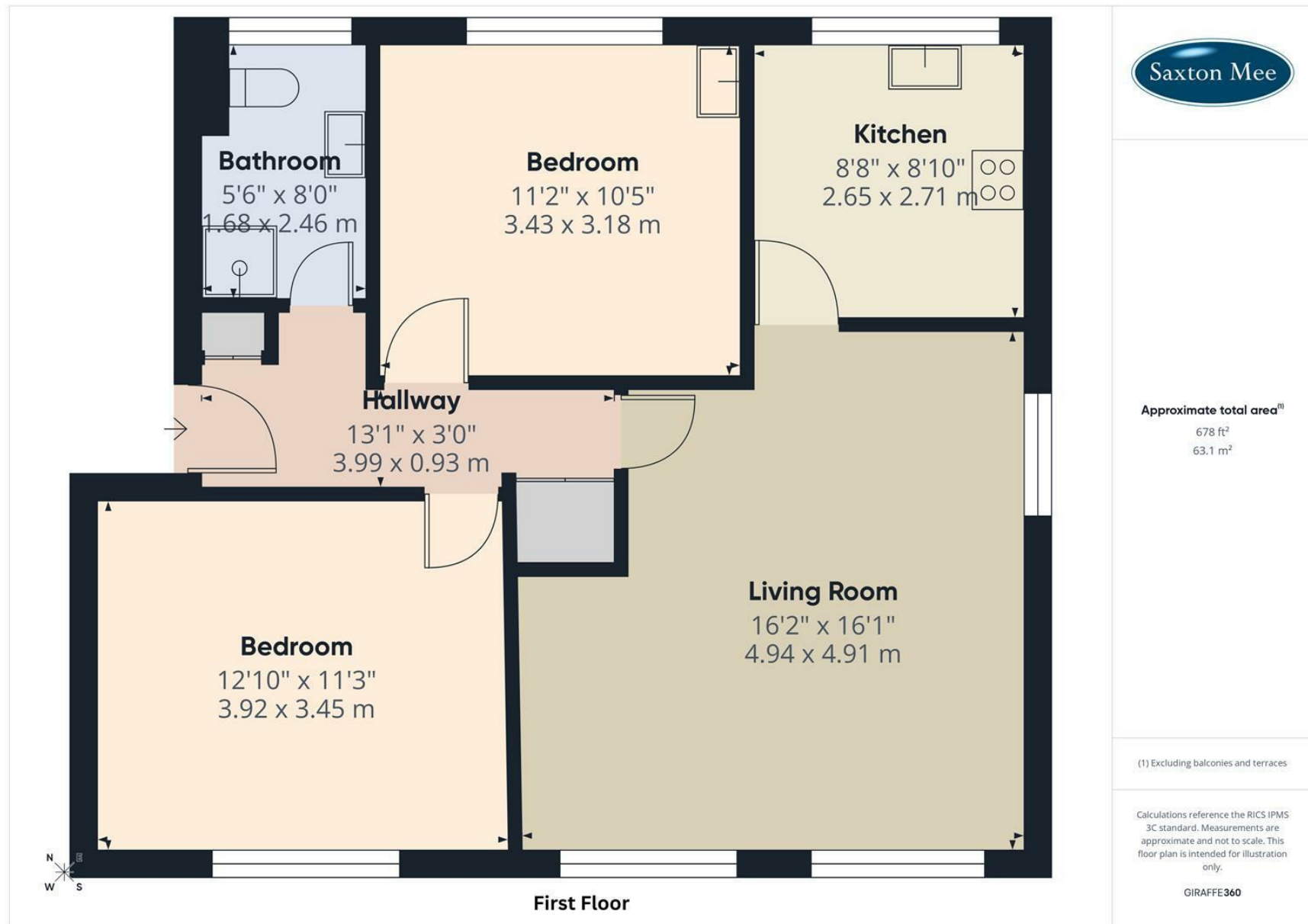
Set within well-maintained communal gardens, the apartment enjoys a peaceful outdoor environment, and further benefits from its own private garage, ideal for secure parking or extra storage.

A superb opportunity in a sought-after location—perfect for first-time buyers, downsizers, or investors alike.



- Spacious two double-bedroom apartment
- Bright dual-aspect living room with plenty of natural light
- Well-equipped fitted kitchen with ample storage
- Modern and practical shower room
- Generously sized bedrooms, including a master with built-in wardrobes
- Set within well-maintained communal gardens
- Includes a private garage for parking or extra storage
- Located in the sought-after area of Ecclesall
- First Floor Apartment





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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