

# HUNTERS<sup>®</sup>

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## Church Street

Ecclesfield, Sheffield, S35 9WE

Guide Price £240,000 - £250,000



- 3 BED SEMI DETACHED
- MOVE STRAIGHT IN
- SPACIOUS DIMENSIONS
- GREAT FIRST TIME BUYER HOME
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- MODERN FIXTURES AND FITTINGS
- STUNNING INTERIOR
- LOW MAINTENANCE YARD
- GOOD COMMUTER LOCATION
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Tel: 0114 257 8999

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GUIDE PRICE £240,000 - £250,000 Nestled in the charming village of Ecclesfield, Sheffield, this stunning semi-detached cottage presents an exceptional opportunity for those seeking a beautifully finished home. With three well-proportioned bedrooms, including a master suite complete with built-in wardrobes and a second bedroom featuring its own ensuite, this property is designed for both comfort and convenience.

The heart of the home is a stylish kitchen diner, perfect for family meals and entertaining guests. The generous living room boasts a feature media wall, creating a warm and inviting atmosphere for relaxation. The luxurious bathroom adds a touch of elegance, ensuring that every aspect of this home has been thoughtfully considered.

The delightful rear courtyard offers a private outdoor space, ideal for enjoying the fresh air or hosting gatherings. Ecclesfield itself is a highly sought-after location, known for its excellent local schools, a diverse range of shops and amenities, and superb transport links, including easy access to the M1 motorway.

This property is not just a house; it is a wonderful place to call home. Early viewing is strongly recommended to fully appreciate the quality and charm this cottage has to offer. Don't miss the chance to make this exquisite property your own.

## KITCHEN/DINING

18'8 x 11'1 (5.69m x 3.38m)

A well-appointed kitchen diner fitted with a range of grey wall and base units with contrasting worktops, black composite sink with chrome mixer tap and a five-ring freestanding gas cooker. With space for a washing machine, fridge freezer and dryer, along with one radiator and ceiling spotlights. Three uPVC windows flood the room with natural light, with a composite barn door leading out to the yard.

## LIVING ROOM

15'3 x 14'8 (4.65m x 4.47m)

A generous living room beautifully finished with neutral décor and a striking feature media wall with shelving, cupboards and inset electric log effect fire. Comprising one radiator, BT point, TV aerial, ceiling spotlights and slate window sills. A uPVC window and composite front door complete the room.

## MASTER BEDROOM

15'4 x 14'7 (4.67m x 4.45m)

A beautifully presented and generously sized master bedroom, fitted with built-in black wardrobes and finished with ceiling spotlights and an exposed beam. Boasting two uPVC windows to the front of the property with lovely views overlooking Ecclesfield Church, along with a tall black radiator adding a stylish contemporary touch. Further benefiting from a TV aerial point.

## BEDROOM 2

12'0 x 10'10 (3.66m x 3.30m)

A double bedroom with two uPVC windows with slate window sills, ceiling spotlights and a radiator. Further benefiting from an ensuite comprising a WC and white wall-mounted sink, which also houses the wall-mounted combi boiler.

## BEDROOM 3

11'11 x 5'4 (3.63m x 1.63m)

A lovely sized single room, ideal as a dressing room or nursery, comprising one radiator and a side-facing uPVC window.

## BATHROOM

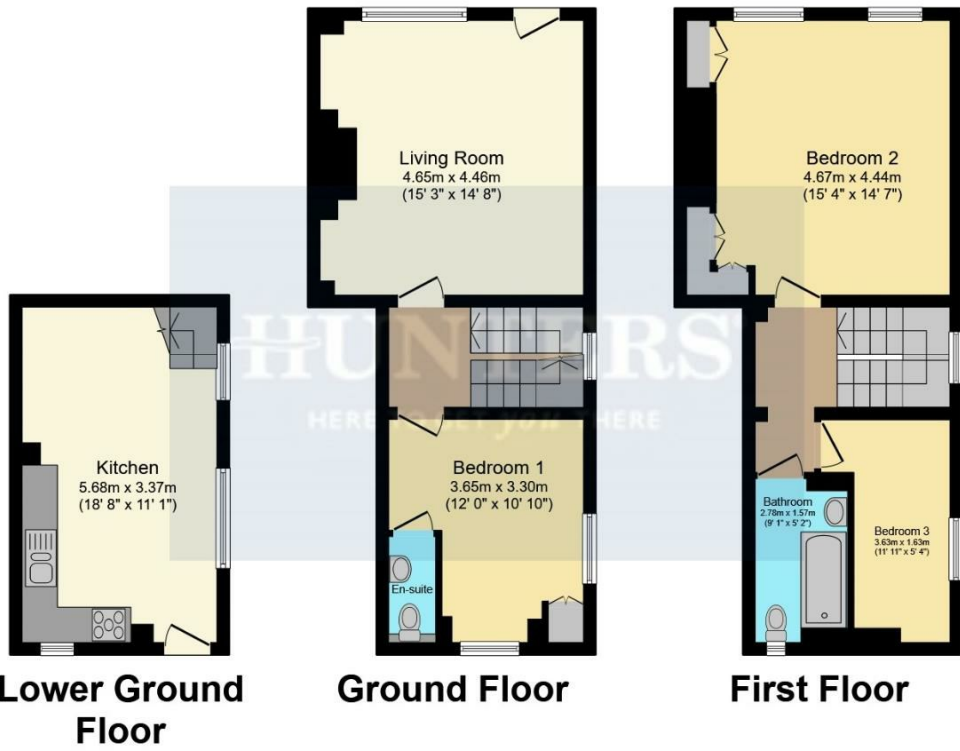
9'1 x 5'2 (2.77m x 1.57m)

A well-appointed bathroom comprising cream tiled flooring, low flush WC, bath with gold effect drench shower, white vanity unit with inset ceramic sink, gold effect ceiling spotlights, gold effect towel radiator and frosted uPVC window — creating a warm and luxurious finish throughout.

## EXTERIOR

To the front, the property boasts characterful kerb appeal with on-street parking. To the rear is a delightful sundrenched courtyard with artificial grass, outdoor lighting and outdoor tap — perfect for relaxing or entertaining.

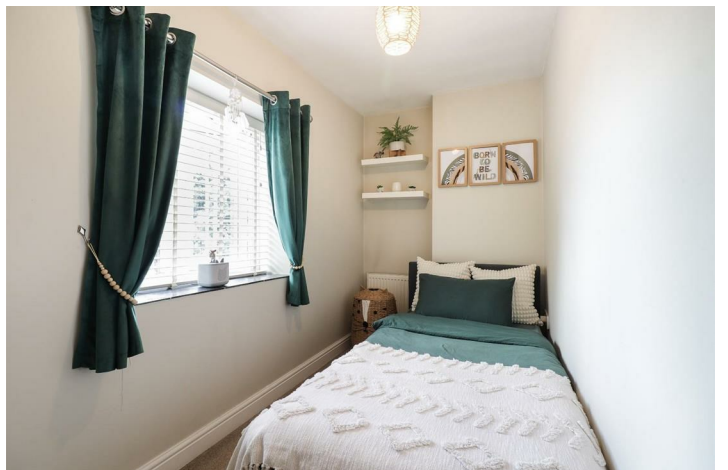
# Floorplan



Total floor area 99.0 sq.m. (1,066 sq.ft.) approx

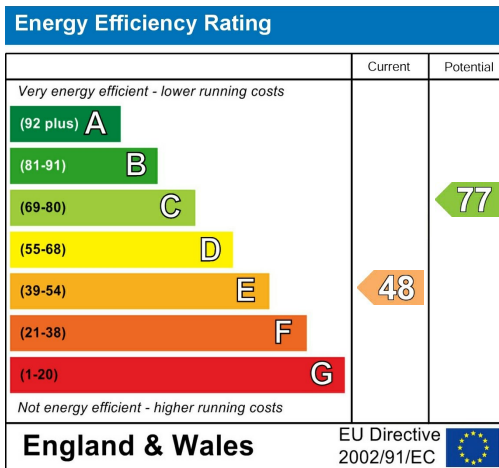
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io







## Energy Efficiency Graph

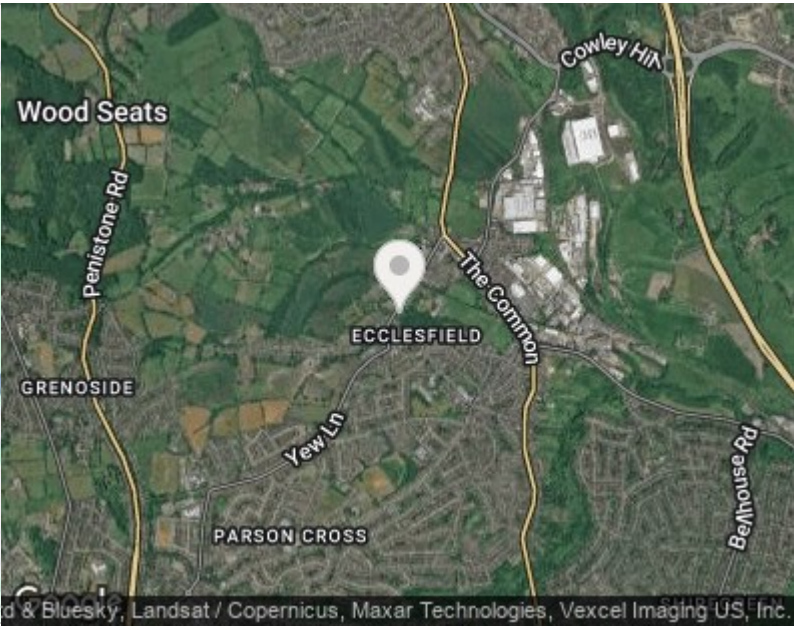
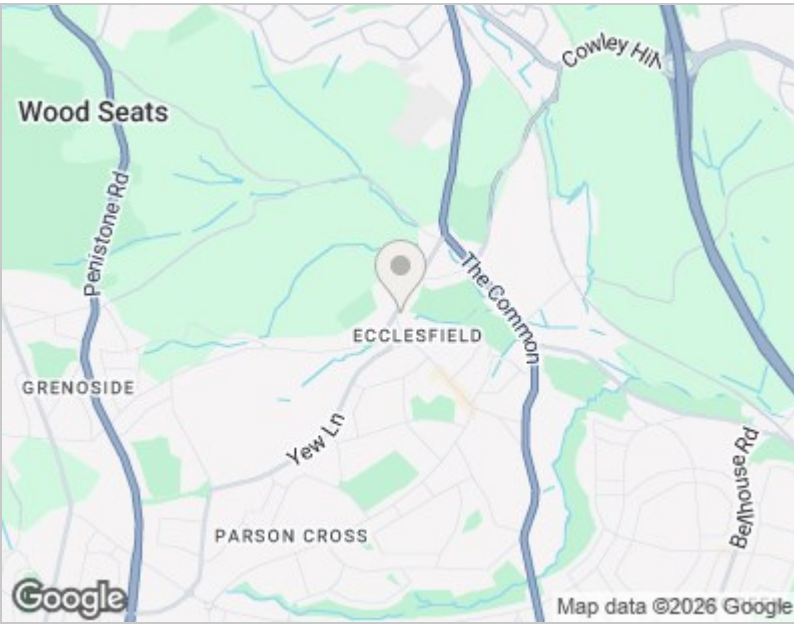


## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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