



## Ecclesfield Close, Ecclesfield, S35

Asking Price £235,000

- NO CHAIN
- REAR GARDEN
- OFF ROAD PARKING
- THREE BEDROOM SEMI DETACHED HOME
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND B - £1,764.50
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- MODERN LIVING

# 25 Ecclesfield Close, Sheffield S35 9AF

**\*\* NO CHAIN - THREE BEDROOM SEMI DETACHED HOME \*\***

Situated at the end of a popular cul-de-sac in the sought-after area of Ecclesfield, S35, this well-presented home offers excellent transport links, easy access to the motorway, and is conveniently close to local amenities. The accommodation briefly comprises an entrance hall, a modern kitchen, a spacious lounge, and a downstairs WC. To the first floor, there is a generous double bedroom, two further single bedrooms, and a family bathroom. Externally, the property benefits from off-road parking to the front, along with an enclosed rear garden featuring a patio area and a laid lawn, all bordered by wooden fencing, ideal for outdoor relaxation.



Council Tax Band: B



## **ENTRANCE HALL**

The property is entered via a partially obscure glazed door into a welcoming entrance hall, featuring wood-effect vinyl flooring, painted walls, a central heating radiator, and a ceiling light point. The hallway provides access to the kitchen and lounge through part-glazed doors, as well as a solid door leading to the downstairs WC. Stairs rise from the hallway to the first floor.

## **LOUNGE DINING ROOM**

A spacious lounge featuring wood-effect vinyl flooring and painted walls, with ample room for both seating and a dining table and chairs. The room benefits from built-in storage, central heating radiators, and uPVC double glazed patio doors providing access to and views over the rear garden, allowing plenty of natural light.

## **KITCHEN**

A modern kitchen fitted with a range of wall, drawer and base units, complemented by wood-effect worktops and a tiled splashback. The kitchen benefits from an integrated oven with a four-ring induction hob and extractor fan over, as well as an integrated microwave and fridge/freezer. A black integrated sink with drainer and mixer tap adds a contemporary touch. There is also a useful breakfast bar for casual dining. A uPVC double glazed window to the front elevation provides natural light, with the room further featuring painted walls, a central heating radiator, and a ceiling light point.

## **DOWNSTAIRS WC**

The downstairs WC is fitted with a pedestal WC and a corner wash hand basin with tiled splashback. There is a front-facing obscure double glazed window, wood-effect vinyl flooring, a central heating radiator, painted walls, and a ceiling light point.

## **STAIRS RISING TO THE FIRST FLOOR**

## **BEDROOM ONE**

A spacious double bedroom featuring a front-facing uPVC double glazed window,

allowing for plenty of natural light. The room benefits from a built-in storage cupboard, carpeted flooring, a central heating radiator, painted walls, and a ceiling light point.

## **BEDROOM TWO**

A well-proportioned bedroom featuring a uPVC double glazed window to the rear elevation, carpeted flooring, a central heating radiator, painted walls, and a ceiling light point.

## **BEDROOM THREE**

A further bedroom featuring a uPVC double glazed window to the rear elevation, carpeted flooring, a central heating radiator, painted walls, and a ceiling light point.

## **FAMILY BATHROOM**

The family bathroom comprises a three-piece suite, including a panelled bath with a wall-mounted shower and glass screen partition, a pedestal WC, and a pedestal sink. The wet areas are tiled, with the remaining walls painted. There is an obscure uPVC double glazed window to the side elevation, vinyl flooring, a central heating radiator, and a ceiling light point.

## **FIRST FLOOR LANDING AND STAIRS**

The first floor landing features carpeted stairs, painted walls, and a ceiling light point. Solid doors provide access to all bedrooms and the family bathroom.

## **REAR GARDEN**

The rear garden features a patio area and a lawn with well-maintained grass, enclosed by wooden fencing for privacy. A shed provides additional storage, and there is access to the front of the house. The garden can also be accessed from the lounge through uPVC double glazed doors.

## **OUTSIDE**

To the front, the property benefits from off-road parking, a small laid lawn, and a paved path leading to the rear garden entrance.

## DISCLAIMER

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

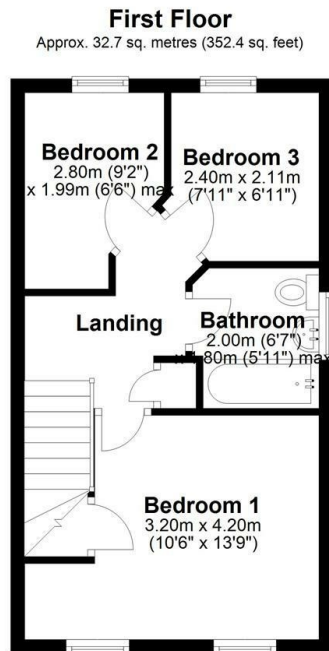
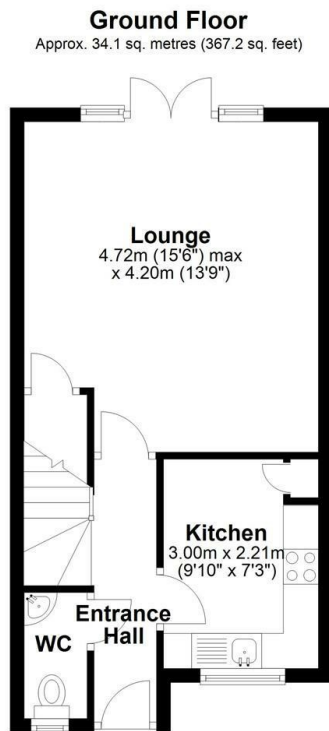
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.

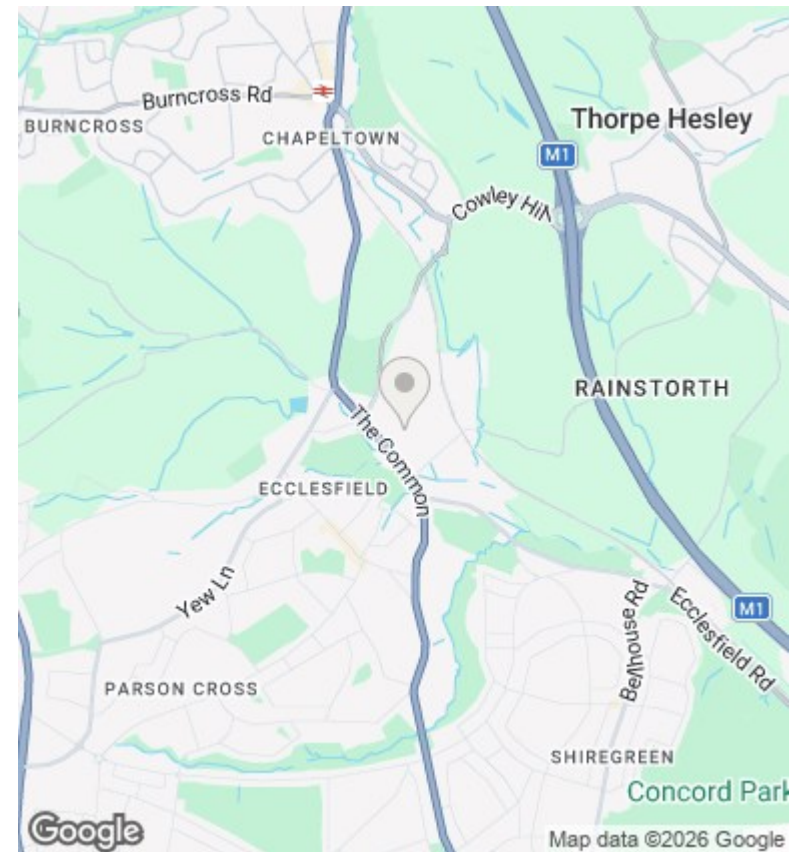






Total area: approx. 66.9 sq. metres (719.6 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	