



791, Ecclesall Road, Sheffield, S11 8TH

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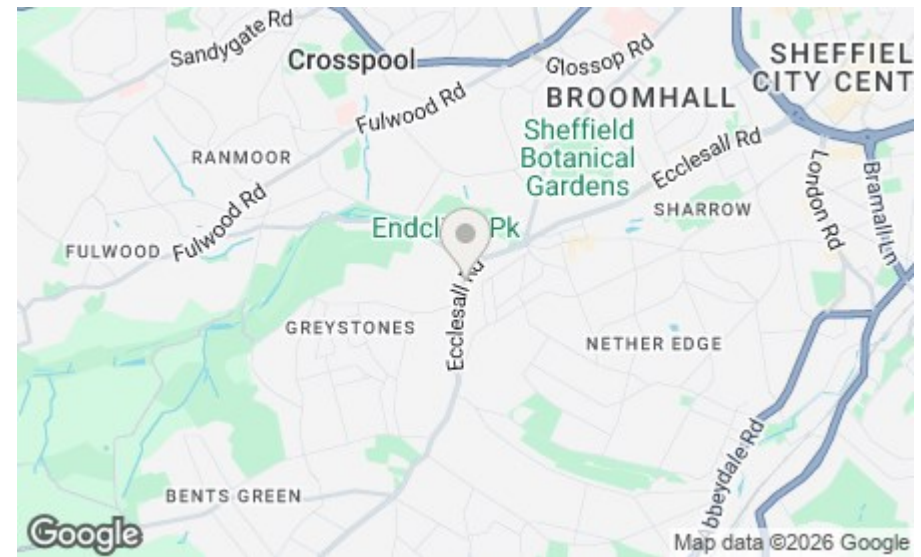
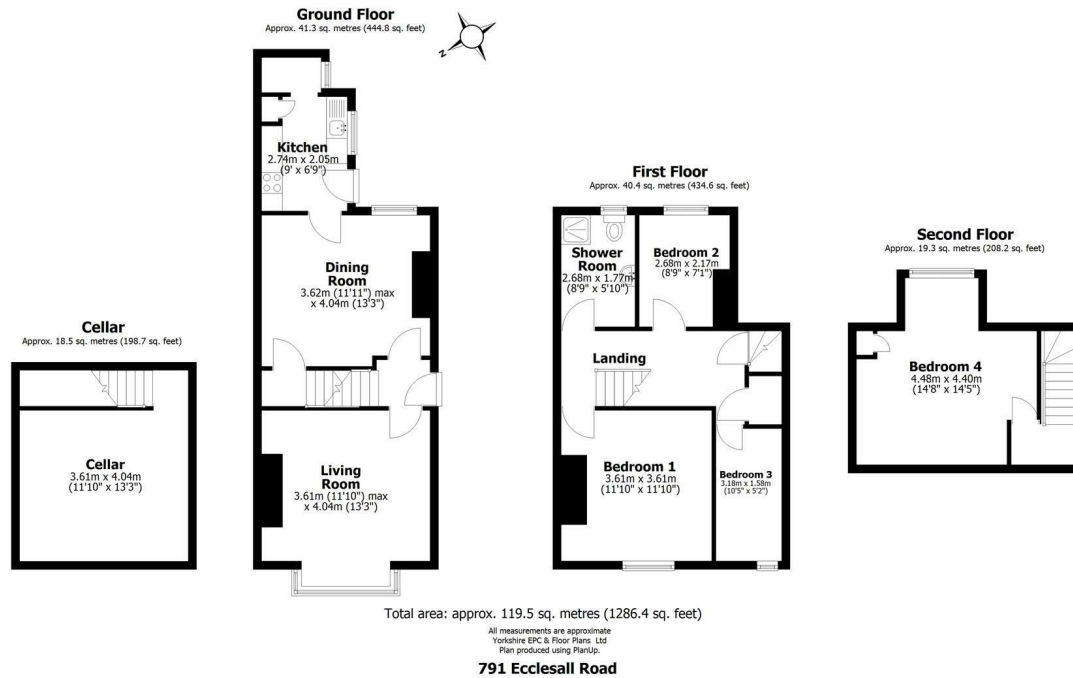
## Description

A larger than average, stone fronted terrace with 1088 square feet of accommodation laid out over three floors. The property has retained much of its original charm and character and although requiring a comprehensive scheme of modernisation does already have UPVC double glazing and a recently installed combination boiler. This property occupies an enviable position in S11, close to excellent local amenities on Banner Cross which include a number of restaurants, bistros, pubs and cafes that combine to make the area such a popular place to live. It is also very conveniently placed to access the fashionable neighbourhoods of Sharrowvale and Nether Green and is almost opposite Endcliffe Park which has a popular local cafe and children's playground. Beyond the top of Endcliffe Park there is access to Bingham Park which leads into the lower Mayfield Valley. Local schools in the area have a good name and there are regular bus links on the main road into town making it ideal for commuters. Available with no onward chain.

- Four bedrooms including two good doubles.
- Sitting room with bay window and a gas living flame fireplace.
- Dining room with a further gas living flame fireplace and a view onto the rear garden.
- Offshot kitchen opening to a utility area.
- Shower room.
- Small rear garden.
- No onward chain.
- Freehold and an ELR Premium Sale - Buyers fees of £595 will apply.
- Development opportunity (subject to regs).
- Gas central heating via a recently installed combination boiler, UPVC double glazing and an EPC rating of D64.







**Bakewell**  
3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: bakewell@elr.co.uk

**Banner Cross**  
888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: bannercross@elr.co.uk

**Dore**  
33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: dore@elr.co.uk

**Hathersage**  
Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: peakdistrict@elr.co.uk

**Rotherham**  
149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: wickersley@elr.co.uk

**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840