



## 60 Church Street

Ecclesfield, Sheffield, S35 9WE

**Guide price £155,000**



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Nestled on Church Street in the charming village of Ecclesfield, Sheffield, this mid-terrace house, built in 1890, presents a wonderful opportunity for those seeking a project to modernise a classic home. With two well-proportioned bedrooms and a comfortable reception room, the property offers a welcoming space for families or individuals alike.

The heart of the home is the kitchen diner, which provides ample room for culinary creativity and family gatherings. Beyond the kitchen, you will discover a beautiful garden, a delightful retreat to relax in. This outdoor space is perfect for enjoying the fresh air or entertaining guests.

Additionally, the property includes a garage, providing valuable storage or parking options. The location is particularly advantageous, as it is within walking distance to a variety of amenities, including supermarkets, coffee shops, pubs, and restaurants, ensuring that daily conveniences are just a short stroll away.

For those who commute, the property boasts excellent motorway links, making travel to nearby cities and regions straightforward. Families will appreciate the proximity to local schools, ensuring that educational needs are easily met. Furthermore, the picturesque St Mary's Church, with its beautiful grounds, is located directly opposite the house, adding to the charm of the area.

In summary, this property is not only a blank canvas for modernisation but also a prime location that combines convenience with community spirit. Whether you are looking to invest or create your

dream home, this house in Ecclesfield is a promising choice.

## **\*\*Agents Note\*\***

In accordance with the Money Laundering Regulations, all estate agents are legally required to verify the identity of purchasers before a property transaction can proceed. As part of this process, all purchasers will be required to complete an electronic Identity and Anti-Money Laundering (AML) check. A fee is payable for this service

### Living Room

3.72 m x 3.90 m

This charming living room offers a cosy and inviting atmosphere, featuring a window that floods the space with natural light. The room includes a traditional fireplace with a wooden mantel and brick detailing, creating a focal point that adds character. Neutral walls and a comfortable seating area make this room perfect for relaxing or entertaining.

### Kitchen

3.72 m x 2.35 m

The kitchen and dining area combine practicality with a sense of homeliness. The kitchen features classic cabinetry and a window above the sink that looks out to the garden, bringing in plenty of daylight. The dining area comfortably fits a table and chairs, and there is direct access to a screened porch, ideal for additional storage or utility space. A red patterned carpet adds warmth underfoot, and a wingback armchair offers a cosy spot to rest.

### Primary Bedroom

3.72 m x 3.90 m

A well-proportioned primary bedroom with a window that allows ample natural light to fill the room. The space is decorated in calm neutral tones and fitted with light carpeting, creating a restful environment. There is enough room for a double bed and additional furniture such as a

chest of drawers and bedside tables, making it a comfortable private retreat.

### Bedroom 2

3.72 m x 3.91 m

This second bedroom is similarly spacious, benefiting from a window that frames views of the outside greenery. The room is decorated in soft hues with a carpeted floor, providing a tranquil space for rest or study. It can easily accommodate a double bed and storage furniture, offering versatility for various needs.

### Bathroom

3.72 m x 3.78 m

Situated on the third floor, this bathroom is uniquely designed with an angled ceiling and large skylight, filling the space with natural light. The suite includes a bathtub, pedestal sink, and toilet, all finished in a distinctive pale blue colour. Dark wall tiles contrast with lighter walls and flooring, creating a retro yet charming atmosphere in the room.

### Rear Garden

The rear garden is a generous outdoor space with a well-maintained lawn bordered by mature shrubs and plants, providing a pleasant and private setting. It features a small patio area perfect for outdoor seating and entertaining, alongside a detached garage accessible via a rear driveway. This garden benefits from a peaceful outlook with mature trees at the far end, creating a relaxing garden retreat.



Road Map



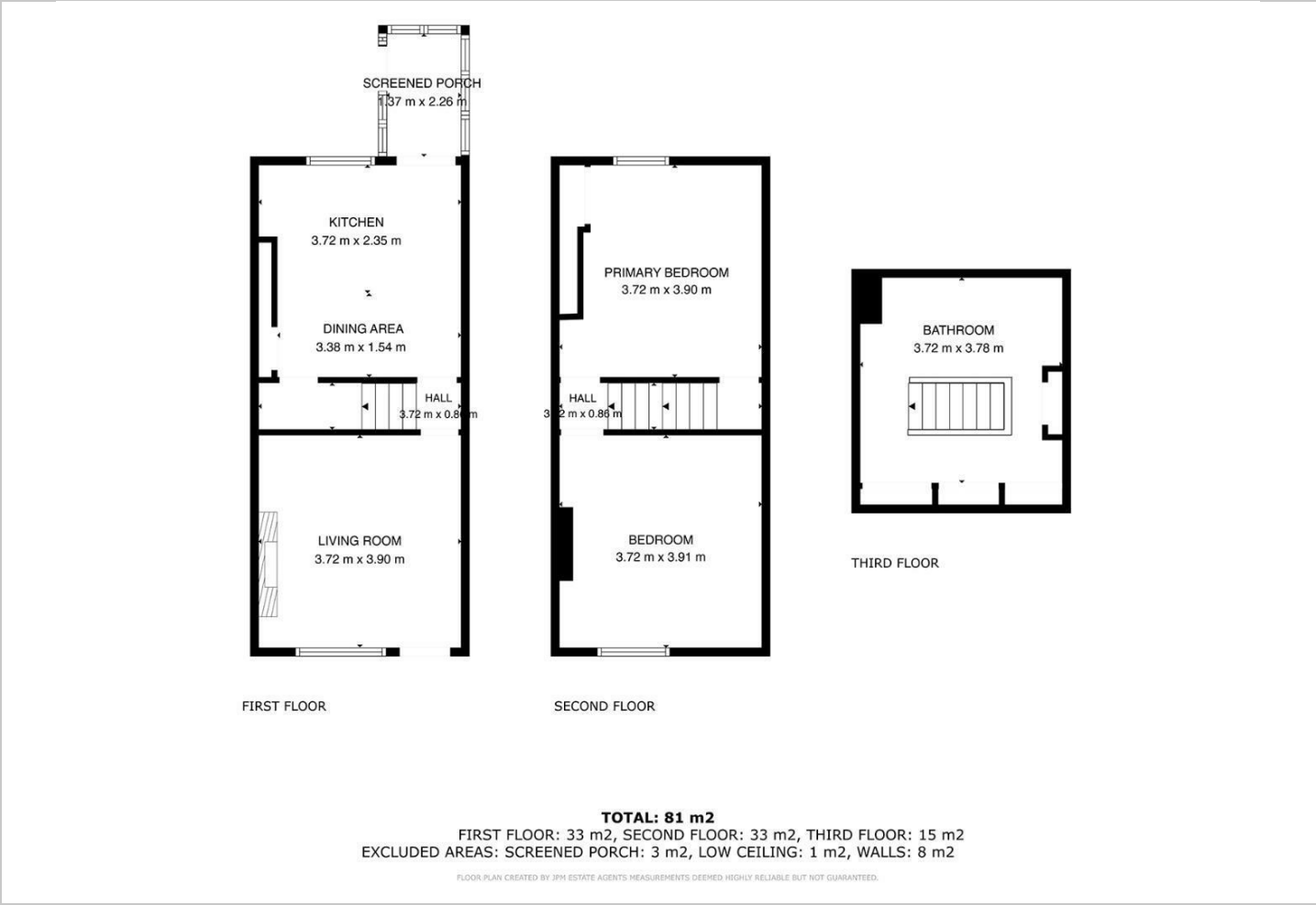
Hybrid Map



Terrain Map



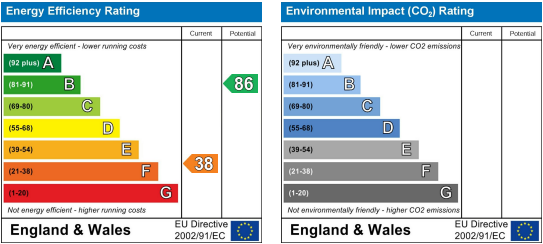
Floor Plan



Viewing

Please contact our JPM Estate Agents Ltd Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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