



**Charnley Avenue Ecclesall Sheffield S11 9FS**  
**Offers In The Region Of £400,000**

# Charnley Avenue

Sheffield S11 9FS

## Offers In The Region Of £400,000

**\*\* EXTENDED FOUR BEDROOM FAMILY HOME \*\* SOUGHT AFTER LOCATION \*\* SOUTH FACING GARDEN \*\*** This impressive four bedroom semi-detached house has been extended to help create a superb family home within this popular area that falls into the catchment area for some excellent local schools.

Benefitting from an elevated position and south facing gardens, the property has been owned by the same family for nearly 50 years and now represents an exciting opportunity for new buyers to make this their home.

On the ground floor the accommodation includes a porch which leads into an entrance hall that has useful storage, a lounge to the front aspect, a dining room to the rear that has French doors to the rear patio, and a kitchen which has a range of fitted units and space for a small table and chairs. There is access from the kitchen to a passageway that runs from the front of the house to the rear, and also leads into a utility room and WC.

On the first floor there are three excellent sized double bedrooms with fitted wardrobes, a large single bedroom that is currently used as a study, a well appointed shower room, and a separate WC.

- SOUGHT AFTER LOCATION
- EXCELLENT SCHOOL CATCHMENT
- EXTENDED SEMI-DETACHED HOUSE
- FOUR GOOD SIZED BEDROOMS
- TWO SEPARATE RECEPTION ROOMS
- GROUND FLOOR WC
- SOUTH FACING GARDEN
- WELL PRESENTED
- FITTED WARDROBES
- SMALL GARAGE FOR STORAGE





## OUTSIDE

To the front the property features a small garden area which has a lawn, a well established hedge that offers privacy, and a block paved driveway. At the rear there is a south facing garden that is tiered and features two lawn areas, a variety of plants, shrubs and small trees, and a paved patio with an impressive stone wall.

## LOCATION

A popular location within this thriving community partly due to its proximity to convenient amenities, excellent local schools, regular transport links and within easy access of the superb park at Millhouses. Its situated less than 4 miles from the City Centre and on the doorstep to the fantastic Peak National Park. Nearby there are both Sainsbury and Tesco superstores while just a short walk away you will find yourself at the Banner Cross parade of shops at Ecclesall Road which has a variety of shops including a post office, butchers, coffee shop, and various other outlets.

## MATERIAL INFORMATION

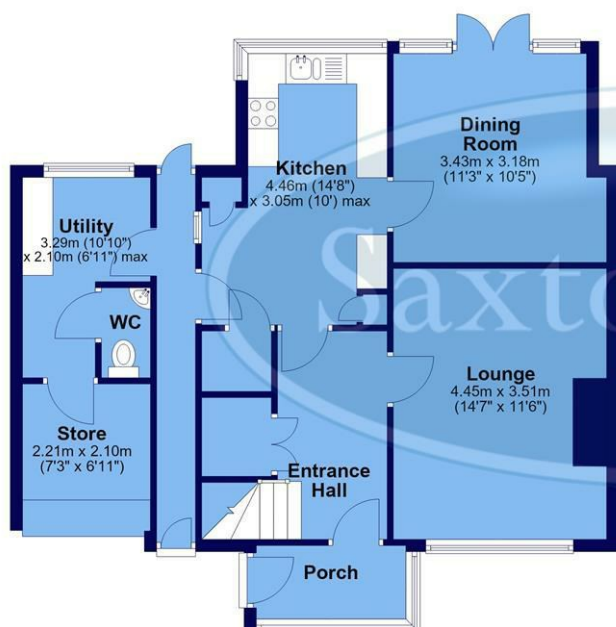
The property is Freehold. The council tax is currently band D.

## VALUER

Chris Spooner MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.

**Ground Floor**  
Approx. 70.9 sq. metres (763.0 sq. feet)



**First Floor**  
Approx. 57.1 sq. metres (614.7 sq. feet)



Total area: approx. 128.0 sq. metres (1377.7 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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