

Saxton Mee



**Town End Road Ecclesfield Sheffield S35 9YY**  
**Guide Price £440,000**

**St Luke's**  
Sheffield's Hospice

# Town End Road

Sheffield S35 9YY

**Guide Price £440,000**

GUIDE PRICE £440,000-£460,000 \*\* FREEHOLD \*\* SOUTH FACING FRONT GARDEN \*\* NO CHAIN

\*\* Situated on this substantial plot is this excellent sized, three bedroom, two bathroom detached property which enjoys fantastic gardens to the front and rear and benefits from a large driveway providing off-road parking for up to five cars, a garage, a new boiler and gas central heating. The property has been well cared for but is in need of some updating and is ideal for a buyer looking to improve to their own personal taste.

In brief, the spacious living accommodation comprises: enter through a side porch into the entrance hall. Access into the kitchen/diner and the lounge. The kitchen has an ample range of wall, base and drawer units with worktop space which incorporates the sink and drainer. Integrated appliances include a double electric oven, microwave, fridge freezer, four ring electric hob with extractor above along with housing and plumbing for a washing machine and dishwasher as well as an air-conditioning unit. The well proportioned lounge has an electric fire and sliding doors opening into the extended garden room. This bright and airy space is perfect for enjoying the rear views and has an insulated roof space, air-conditioning unit and a side uPVC door. From the lounge, access to a downstairs shower room with WC and wash basin set in a combination unit.

From the lounge, an open staircase rises to the first floor landing with fitted wardrobes and access into the three bedrooms and the bathroom. The principal is front facing and has fitted wardrobes and fitted dressing table. Double bedroom two is front facing and again has fitted wardrobes. Bedroom three is a good sized single. The bathroom has underfloor heating and a three piece suite including bath with electric shower, WC and wash basin.

There is an occasional loft room accessed via pull-down ladders with a Velux window, carpeting, lighting (subject to planning could be utilised as further bedroom).

- IDEAL FAMILY HOME
- EXCITING POTENTIAL
- SUBSTANTIAL GARDENS
- DRIVEWAY & GARAGE
- KITCHEN/DINER, LOUNGE & GARDEN ROOM
- TWO BATH/SHOWER ROOMS
- THREE BEDROOMS
- OCCASIONAL LOFT ROOM WITH SCOPE (SUBJECT TO PLANNING)
- SOUGHT-AFTER LOCATION
- EXCELLENT COMMUTER LINKS





## OUTSIDE

A low wall encloses a large south facing, front tiered garden which includes a patio, featured planted areas and an artificial lawn as well as two Indian stone terraces. A block paved driveway provides off-road parking for up to five cars and this in turn leads to the garage with an up and over door, power and lighting and houses the newly fitted gas boiler. Access down the side of the property leads to the substantial rear garden which includes a patio, steps to a lawn, further patio, greenhouse and garden shed.

## LOCATION

Ideally located in the heart of Ecclesfield Village, well served by local pubs, shops, reputable schools, and historic church. Convenient easy access to Sheffield City Centre, the M1 motorway, and nearby supermarkets.

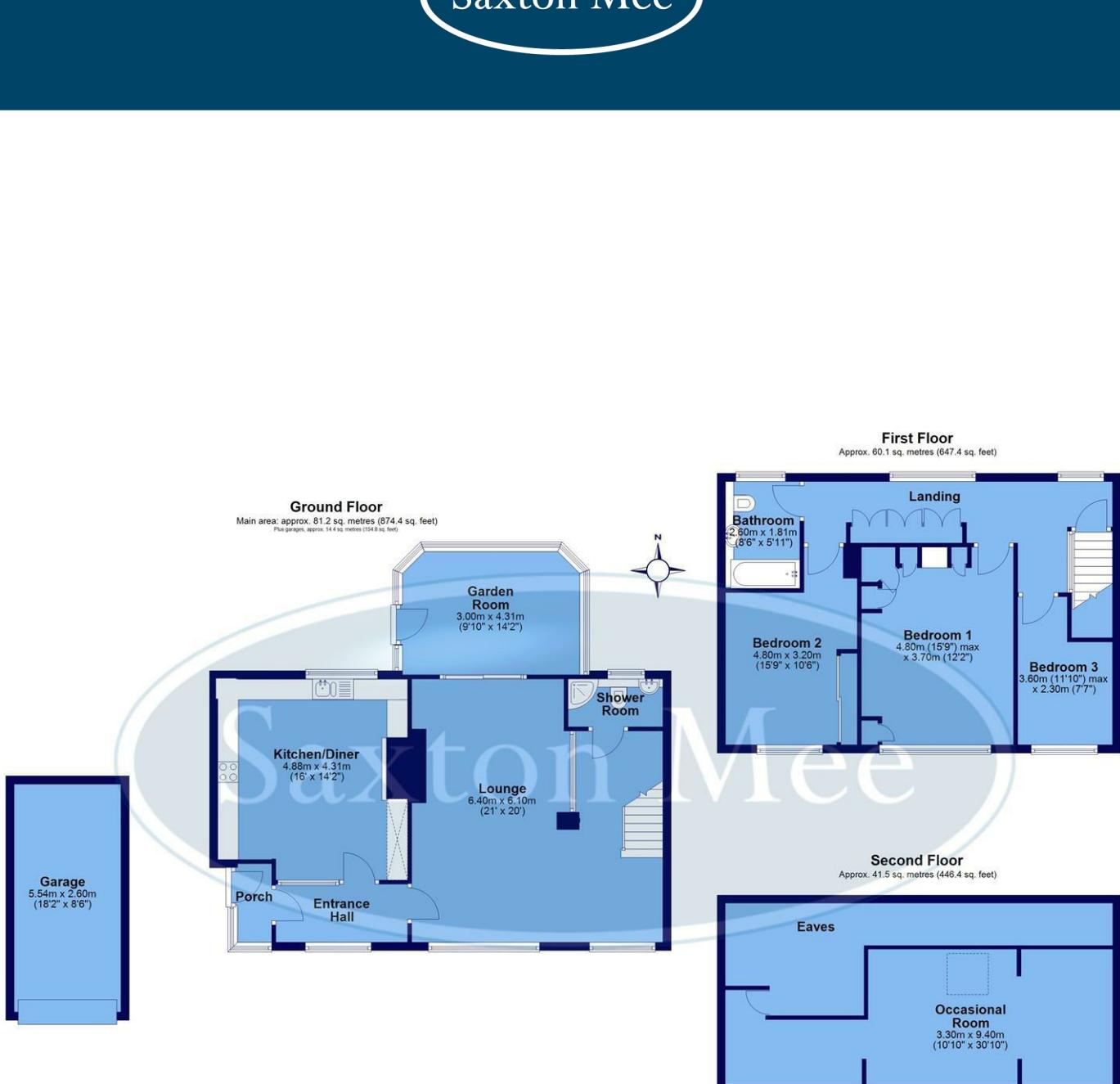
## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

## VALUER

Greg Ashmore 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.



Main area: Approx. 182.9 sq. metres (1968.2 sq. feet)

Plus garages, approx. 14.4 sq. metres (154.8 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths

Plan produced using PlanUp.

**Crookes  
Hillsborough  
Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



 OnTheMarket.com

 St Luke's  
Sheffield's Hospice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		65	72
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		69	73
EU Directive 2002/91/EC			
England & Wales			