EADON LOCKWOOD & RIDDLE
ESTD 1840

73 King Ecgbert Road

Dore, Sheffield, S17 3QR

Price Guide £400,000

GUIDE PRICE £400,000 TO £430,000. Situated at the end of this desirable, quiet and no through cul de sac, on a south westerly facing plot, close to outstanding schooling and offering over 1408 square feet of accommodation over three floors. Dore is a very desirable village situated on the edge of the city limits as it joins the stunning countryside of the Peak Park and the property is ideally located, within a short walk from the scenic surroundings and walking trails. The S17 area has a vibrant social scene with a number of pubs, restaurants and cafes combining to give a thriving social scene.

- Four bedrooms including two good doubles.
- Large lounge on the first floor.
- Open plan dining kitchen overlooking the pretty rear garden.
- Three bathrooms (one ensuite).
- Entrance hall with ground floor W.C.
- Off road parking for two vehicles and an intergated garage which provides excellent storage or the potential to be developed into additional accommodation (subject to regs).
- South westerly facing rear garden.
- Within catchment for highly regarded schooling.
- Gas central heating, UPVC double glazing and modern building regs combine to produce an excellent EPC rating of C76
- 133 years remaining on the lease at an annual ground rent of £360.00.

Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

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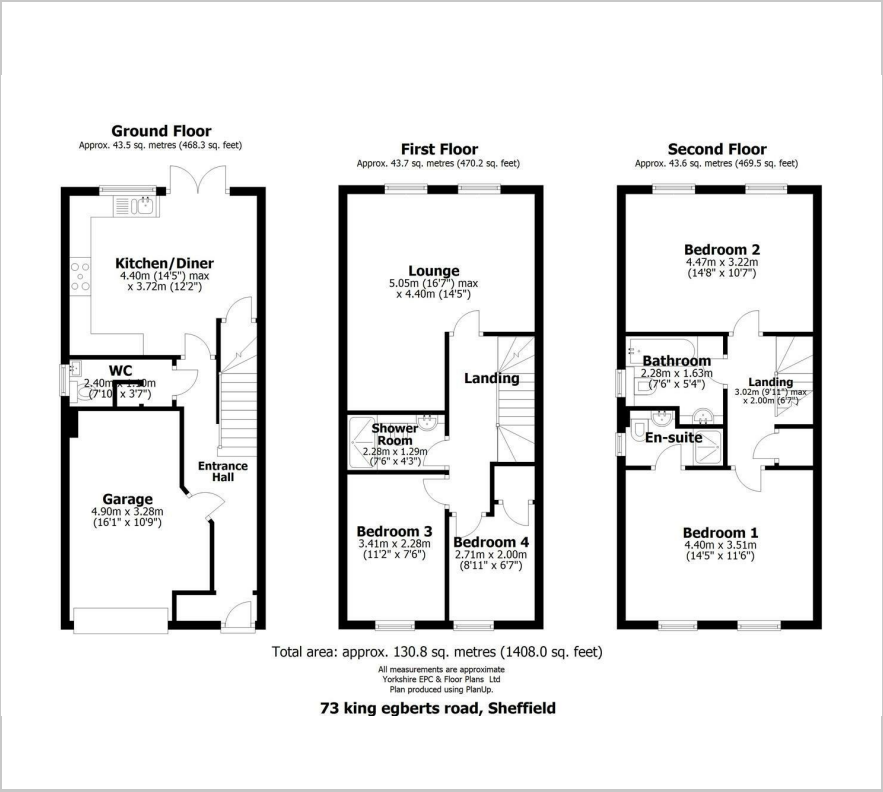
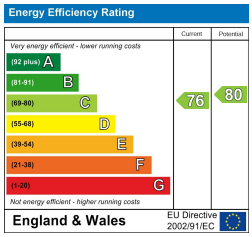
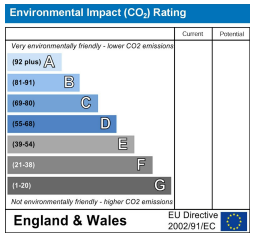
Floor Plan



Area Map

Energy Efficiency Graph





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