
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
73, King Ecgbert Road, Sheffield, S17 3QR

73, King Ecgbert Road

Sheffield, S17 3QR

Description

The stunning, three floor property has four immaculately presented and well proportioned bedrooms, including a master king size ensuite, two good doubles, three bathrooms and a ground floor W.C with laundry room.

A spacious open plan dining kitchen on the ground floor that opens onto the garden through French doors.

A spacious living room on the first floor that enjoys an open outlook to the rear. Externally there is off road parking for two cars in front of the integrated garage and a pleasant, lawned rear garden. An easily accessible expansive loft which can be developed into an extra room and still provide storage. The property is best viewed to be appreciated.

The village of Dore is such a great place to live, the schooling is first class, with outstanding performance and considered to be some of the best in Sheffield and the amenities offer excellent local shopping. Transport services include train and bus links into the city (or out to the Peaks) and the sports facilities in S17 are second to none.

- 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.





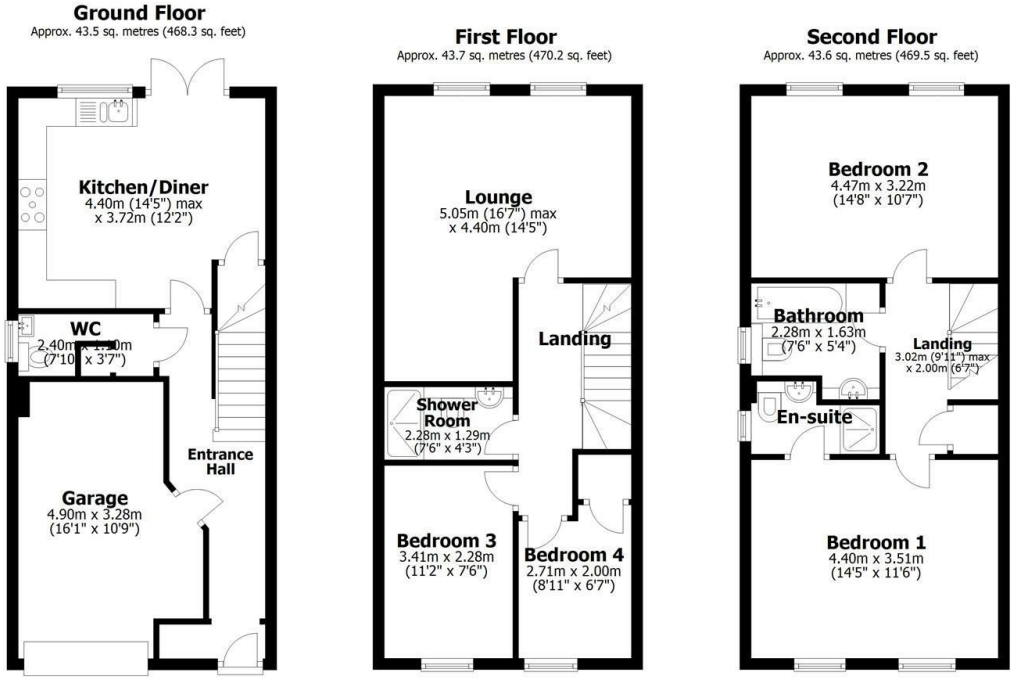










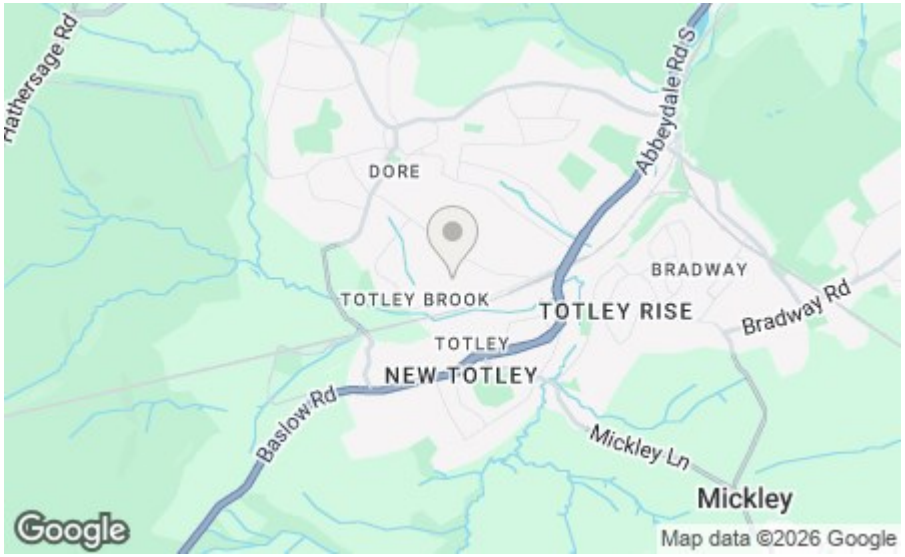


Total area: approx. 130.8 sq. metres (1408.0 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

73 king egberts road, Sheffield





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

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.