



## High Street, Ecclesfield, Sheffield, S35 9UD

- 1 BED APARTMENT
- TOP FLOOR WITH STAIRS
- NEUTRAL DECOR
- GREAT FIRST PROPERTY OR INVESTMENT
- WALKING DISTANCE TO AMENITIES
- NO UPWARD CHAIN
- GENEROUS DIMENSIONS
- PRIVATE BALCONY
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND A

**Offers In The Region Of £75,000**





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## DESCRIPTION

**NO UPWARD CHAIN!** Nestled in the heart of Ecclesfield, Sheffield, this spacious 1 bed top floor flat offers a delightful living space perfect for first-time buyers or those seeking a buy-to-let investment. This property boasts generous dimensions throughout creating a comfortable and inviting atmosphere.

As you enter, you will appreciate the neutral decor that allows for personal touches to be added, making it easy to transform this flat into your own sanctuary. The living area is complemented by a private balcony, providing a lovely outdoor space to enjoy fresh air and views of the surrounding area.

While the property is in need of some tender loving care, it is brimming with potential to transform it into a delightful home. Importantly, this property is offered with no upward chain, allowing for a smooth and straightforward purchasing process. Please note that access to the flat is via stairs, as there are no lifts in the building.

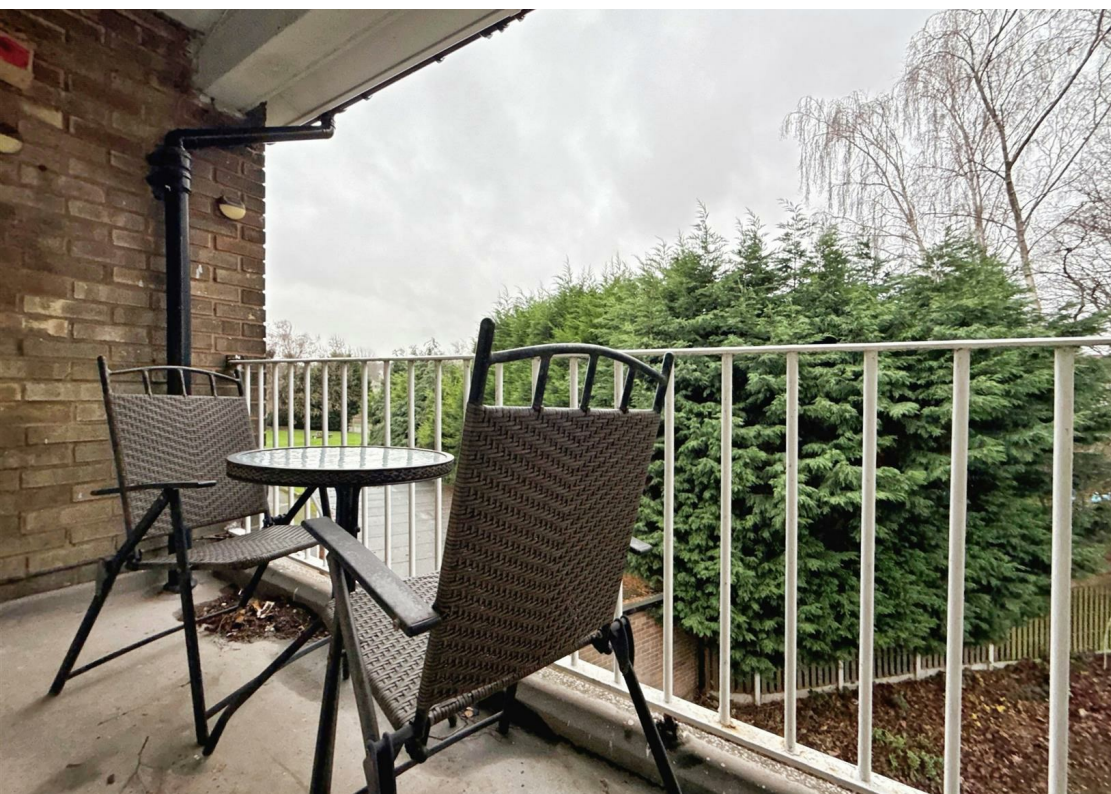
Conveniently located on the High Street, this flat is within walking distance of a variety of amenities, ensuring that daily necessities are easily accessible. Additionally, the property benefits from a good commuter location, minutes away from the M1 and on good bus routes, making it ideal for those who travel for work or leisure.

Briefly comprising entrance hallway, lounge/diner, kitchen, bedroom, bathroom, balcony and large store room.

Whether you are looking to step onto the property ladder or expand your investment portfolio, this flat is a promising choice that should not be overlooked. With its generous space, neutral decor, and prime location, it is a must-see for prospective buyers.

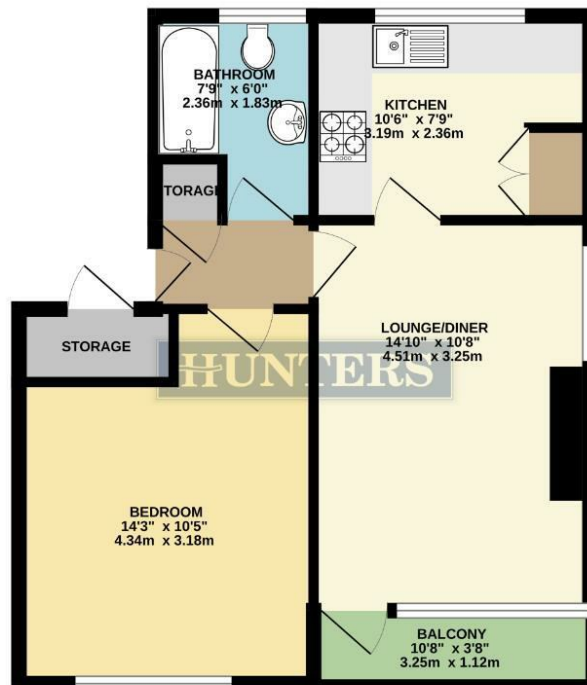








GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA - 455 sq ft. (42.3 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

Please contact [chapeltown@hunters.com](mailto:chapeltown@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

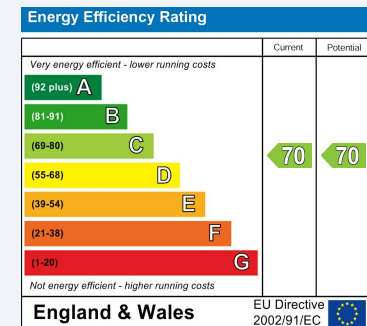
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

