



The Common Ecclesfield Sheffield S35 9WN  
Guide Price £130,000

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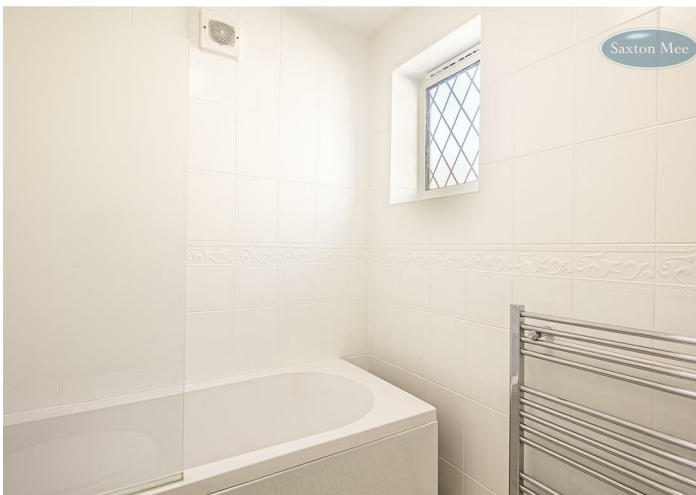
GUIDE PRICE £130,000-£140,000 \*\* SOUTH-WEST FACING REAR GARDEN \*\*  
Located close to all local amenities within Ecclesfield including parks and supermarkets is this well presented two double bedroom terrace property which enjoys a low maintenance garden and benefits from uPVC double glazing and gas central heating.

Tastefully decorated in neutral tones, the living accommodation briefly comprises: enter through a front uPVC door opens into the lounge with the original coving to ceiling, a cupboard to one side of the chimney breast and a feature fireplace, which is the focal point of the room. A door then opens to the kitchen/diner which has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with space for a fridge freezer and housing and plumbing for a washing machine. There is a useful storage cupboard, a rear uPVC stable entrance door and access to the bathroom which has a three piece suite including bath with overhead shower, WC and wash basin set in a combination unit.

From the kitchen, a staircase rises to the first floor landing with access into the two bedrooms. The principal is a good sized double bedroom and has fitted wardrobes. Double bedroom two has a cupboard which houses the gas boiler and a new carpet.

- WELL PRESENTED ACCOMMODATION
- TWO DOUBLE BEDROOM TERRACE PROPERTY
- LOUNGE & KITCHEN/DINER
- DOWNSTAIRS BATHROOM
- SOUTH-WEST FACING REAR GARDEN
- POPULAR RESIDENTIAL AREA
- AMENITIES & LOCAL SCHOOLS
- PUBLIC TRANSPORT LINKS
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS





## OUTSIDE

To the front is a forecourt with a low wall and gate. To the rear is a low maintenance garden with a patio.

## LOCATION

Ecclesfield is a popular suburb with numerous local shops/amenities close by. You have plenty of green spaces to explore including the Ecclesfield Park. Excellent transport links with regular buses passing by and easy access to the motorway network. There are also a number of schools nearby, for all ages.

## MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 29th September 1880. The property is currently Council Tax Band A.

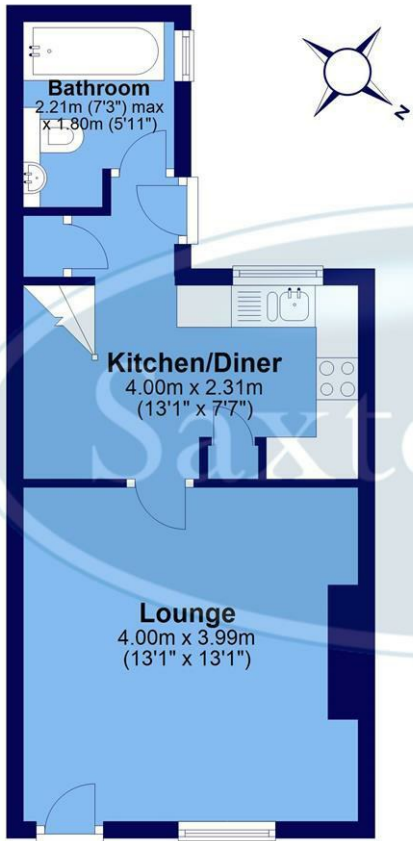
## VALUER

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.

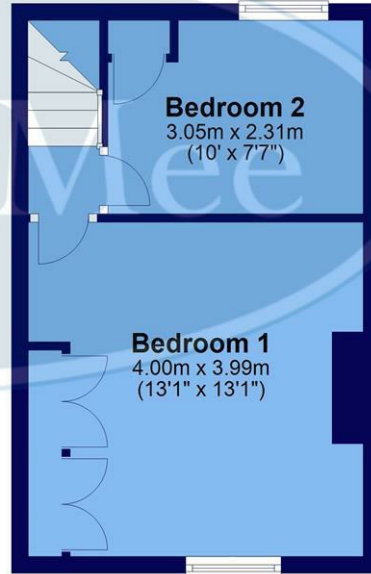
## Ground Floor

Approx. 31.2 sq. metres (336.3 sq. feet)



## First Floor

Approx. 25.6 sq. metres (275.3 sq. feet)



Total area: approx. 56.8 sq. metres (611.6 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>89</b>	<b>67</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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