





107 Johnson Lane

Ecclesfield • Sheffield • S35 9XG

Guide Price £120,000 - £130,000

Tucked away at the end of a private road, in secluded setting is a lovely 1–2-bedroom quaint cottage, approximately 175 years old. Occupying a generous plot, offering the potential to extend, develop or reconfigure the existing property. Filled with charm and character creating a cosy, homely feel, featuring a wraparound garden and driveway, providing off street parking. No onward chain. The property enters through a front porch into the living room which centres around a focal stone fireplace housing a Clearview clean burning wood stove. Complemented by exposed oak beams and useful storage cupboard. Adjoining is a further versatile room, ideal for a dining area, or additional bedroom if required. Steps rise to a kitchen area, fitted with a range of base units, gas hob and providing space for a fridge. The first floor provides a spacious front facing double bedroom, styled in a neutral palette with leafy outlook. A modern bathroom has been recently installed equipped with 3-piece white suite, vanity unit, shower over the bath and chrome heated towel rail. Externally, colourful flower beds create a great first impression adjoining a gated driveway, offering off street parking for multiple vehicles or the potential space to extend to property all subject to necessary consents. Johnson Lane is well-served by local shops and amenities in Ecclesfield, with a range of local schools, recreational facilities, regular public transport, and easy access links to the city centre, hospitals, universities, and Meadowhall. The M1 motorway is only 3-4 minutes away.



- 1-2 Bedroom Stone Cottage
- Secluded Setting in Ecclesfield, S35
- Retaining Character & Charm
- Offers Fabulous Potential
- Presented with Neutral Decor

- Combination Boiler & Double Glazing
- Excellent Local Amenities & Transport Links
- Gated Driveway with Log Store
- Tenure TBC
- Council Tax Band A, EPC TBC



107 JOHNSON LANE

APPROXIMATE GROSS INTERNAL AREA = 62.1 SQ M / 669 SQ FT

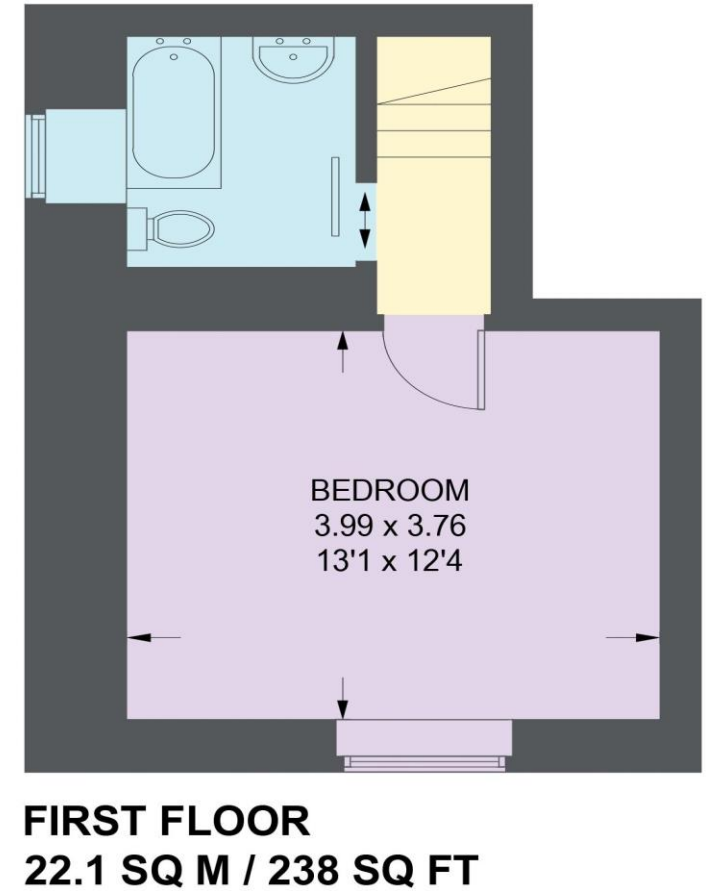
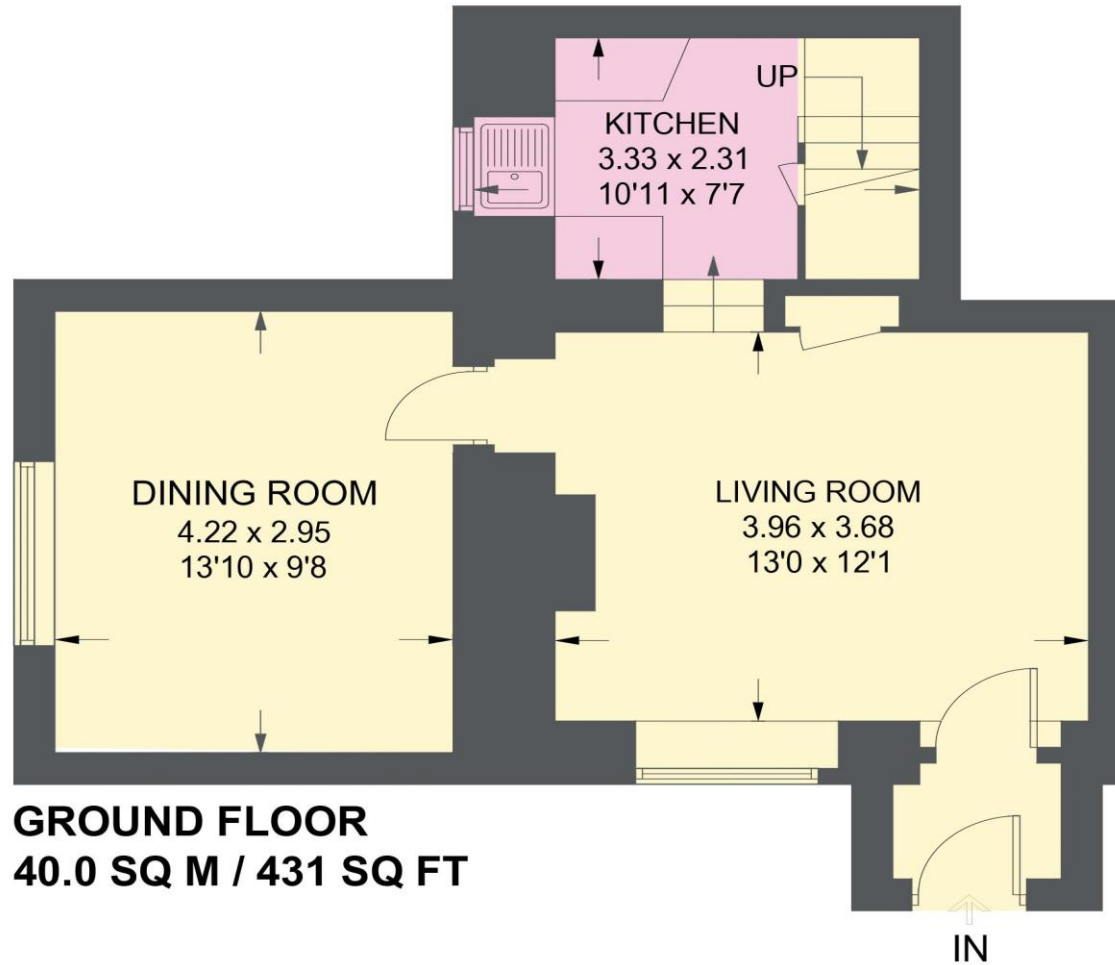


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.