



22 Roach Road, Ecclesall, Sheffield, S11 8UA



# 22 Roach Road Ecclesall

Guide Price

## £400,000

Guide Price: £400,000-£410,000

Located in the highly sought-after area of Hunters Bar, this spacious four double bedroom terraced home offers beautifully presented accommodation arranged over three floors, combining character features with stylish modern touches throughout. Ideally positioned within walking distance of Endcliffe Park, well-regarded local schools, independent cafés and popular restaurants, the property is perfectly suited to families and professionals alike.

The ground floor comprises a bright and welcoming living room featuring a large bay window that fills the space with natural light, alongside a separate dining room complete with a charming exposed brick fireplace, creating the perfect setting for both everyday living and entertaining. The off-shot kitchen provides practical and well-designed workspace with access to the rear garden.

To the first floor is a generous master bedroom boasting a stunning sash window, far-reaching views and additional built-in storage. A recently refurbished contemporary family bathroom serves this floor, together with a further spacious double bedroom.

The second floor offers two additional tastefully decorated double bedrooms, providing flexible accommodation ideal for growing families, guests or home working.

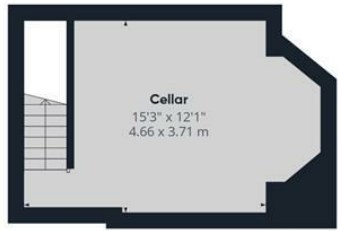
Externally, the property benefits from an attractive raised rear garden featuring a lawned area and decking, perfectly suited for relaxing or outdoor entertaining. A useful cellar also provides excellent additional storage space.



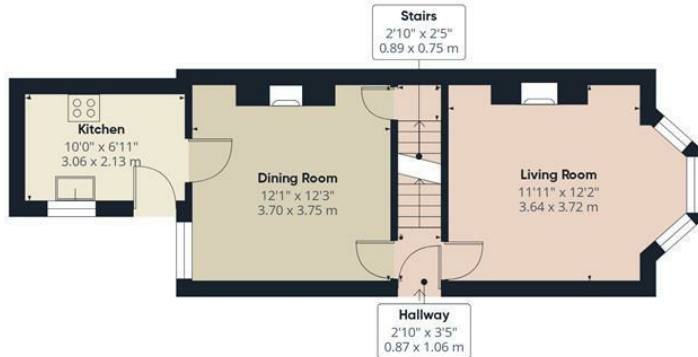
- Spacious four double bedroom terraced home
- Located in the highly desirable Hunters Bar area of Sheffield, within walking distance of Endcliffe Park, excellent local schools, independent cafés and popular restaurants
- Bright living room featuring a large bay window allowing for an abundance of natural light
- Separate dining room with attractive exposed brick fireplace ideal for entertaining
- Generous master bedroom with beautiful sash window, far-reaching views and additional storage
- Recently refurbished stylish family bathroom alongside three further tastefully decorated double bedrooms
- Attractive raised rear garden with lawned area and decking perfect for relaxing and entertaining
- Useful cellar providing excellent additional storage space
- Viewings Via Saxton Mee Banner Cross



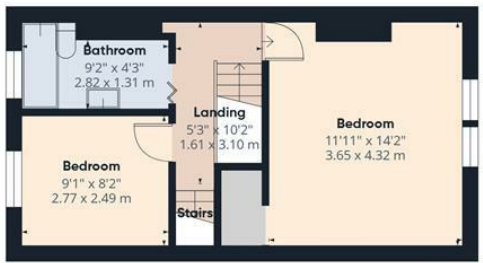




Floor -1



Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
 1166 ft<sup>2</sup>  
 108.3 m<sup>2</sup>

**Reduced headroom**  
 27 ft<sup>2</sup>  
 2.5 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

