



Church Street

Ecclesfield, Sheffield, S35 9WE

Guide Price £140,000 - £150,000

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- 2 BED MID STONE COTTAGE PLUS ATTIC ROOM
- IN NEED OF SOME MODERNISATION
- GOOD ROOM DIMENSIONS
- DIRECT ACCESS TO PARKLAND AT THE REAR
- GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- PUT YOUR OWN STAMP ON IT
- LOW MAINTENANCE GARDEN
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND A

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GUIDE PRICE £140,000 - £150,000. NO UPWARD CHAIN! Nestled on Church Street in the village of Ecclesfield, Sheffield, this charming 2 bed mid-terrace stone cottage with additional attic room presents a wonderful opportunity for those looking to create their dream home. While the property is in need of modernisation, it offers the perfect canvas for you to put your own stamp on it and transform it into a haven that suits your style.

In terms of location, this property is a commuter's dream, situated just minutes from the M1 motorway, serviced by good bus routes and with direct roads to Sheffield, Rotherham, and Barnsley. Additionally, residents will find themselves within walking distance of a variety of amenities, including the local park, shops and cafes, as well as being surrounded by reputable schools, making it an excellent choice for families.

The cottage features an added attic room, which can serve as a versatile space for a guest room, study, or additional storage. One of the standout features of this home is the low-maintenance long garden, which provides direct access to the beautiful Ecclesfield Park. This outdoor space is ideal for enjoying the fresh air and is perfect for sitting out on a summer evening.

Briefly comprising entrance porch, living room, kitchen/diner, cellar, two good sized bedrooms, bathroom and attic room.

This delightful stone cottage is brimming with potential and is waiting for the right buyer to breathe new life into it. Don't miss the chance to make this property your own in a sought-after area of Sheffield...book your viewing today!

ENTRANCE PORCH

Through a glazed composite door leads into a handy porch, a great cloakroom area, boasting tiled flooring, perfect for muddy paws or wellies, uPVC window and glazed wooden door leading into the living room.

LIVING ROOM

13'9" x 11'9" (4.2 x 3.6)

A charming living room boasting an electric fire with wooden surround giving a great focal point to the room, also comprising aerial point, telephone point, wall mounted radiator and uPVC window.

KITCHEN/DINER

13'9" x 11'9" (4.2 x 3.6)

A spacious kitchen/diner offering an array of wall and base units providing plenty of storage space, cream work surfaces, inset stainless steel sink and drainer with matching mixer tap, inset gas hob, integrated electric oven, under counter space and plumbing for a washing machine, wall mounted Combi boiler fitted in Feb 2025, wall mounted radiator, laminate flooring, door leading to the cellar, uPVC window and glazed uPVC door leading to the garden.

LANDING

A roomy landing hosting a large built in storage cupboard, wall mounted radiator, stairs rising to the attic room and doors leading to both bedrooms and bathroom.

BEDROOM 1

13'9" x 11'9" (4.2 x 3.6)

A large double bedroom hosting a built in storage cupboard, wall mounted radiator and front facing uPVC window.

BEDROOM 2

9'10" x 6'6" (3 x 2)

A great single bedroom, nursery or home office, comprising wall mounted radiator and rear facing uPVC window.

BATHROOM

9'10" x 5'10" (3 x 1.8)

A generously sized bathroom hosting a shower cubicle with electric shower, low flush WC, pedestal sink, wall mounted radiator and frosted uPVC window.

ATTIC ROOM

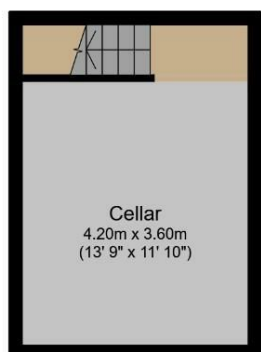
14'5" x 11'9" (4.4 x 3.6)

A great addition to this household, offering that extra space to use as you wish, boasting a characterful exposed stone wall, a large Velux window drenching the space in natural light, fitted eaves storage, lighting and sockets

EXTERIOR

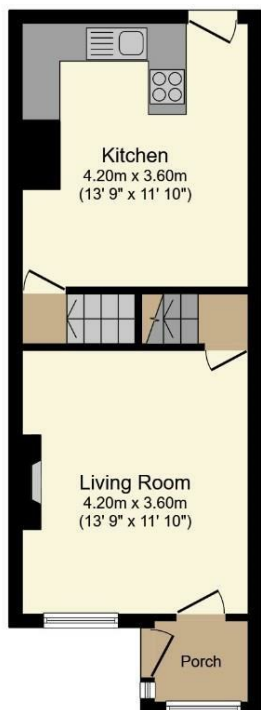
To the rear of the property is a long, easily maintained, well landscaped garden with a parkland backdrop. Directly outside the back door is a sizeable slabbed patio area, perfect for sitting out or entertaining in the summer months, neat artificial lawn, step leads down to shared outbuildings (between 3 houses), further slabbed areas, hardstanding for a greenhouse if desired, vegetable patch and gateway leading directly into Ecclesfield Park. Ample on street parking is available to the front of the property.

Floorplan



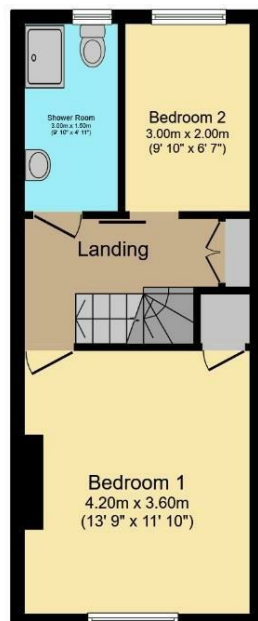
Cellar
4.20m x 3.60m
(13' 9" x 11' 10")

Cellar
Floor area 18.4 sq.m. (198 sq.ft.)



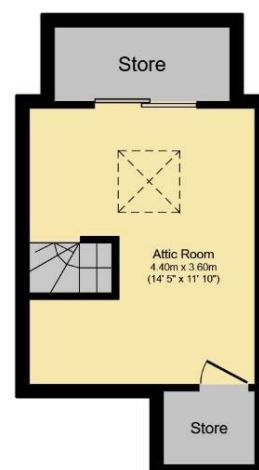
Living Room
4.20m x 3.60m
(13' 9" x 11' 10")

Ground Floor
Floor area 36.0 sq.m. (387 sq.ft.)



Bedroom 1
4.20m x 3.60m
(13' 9" x 11' 10")

First Floor
Floor area 33.9 sq.m. (364 sq.ft.)



Attic Room
4.40m x 3.60m
(14' 5" x 11' 10")

Second Floor
Floor area 21.3 sq.m. (230 sq.ft.)

Total floor area: 109.5 sq.m. (1,179 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

HUNTERS

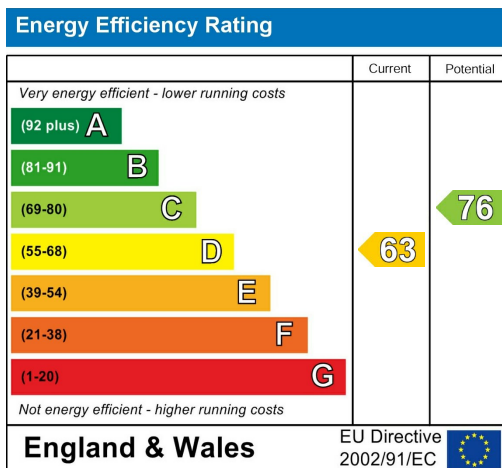


Tel: 0114 257 8999





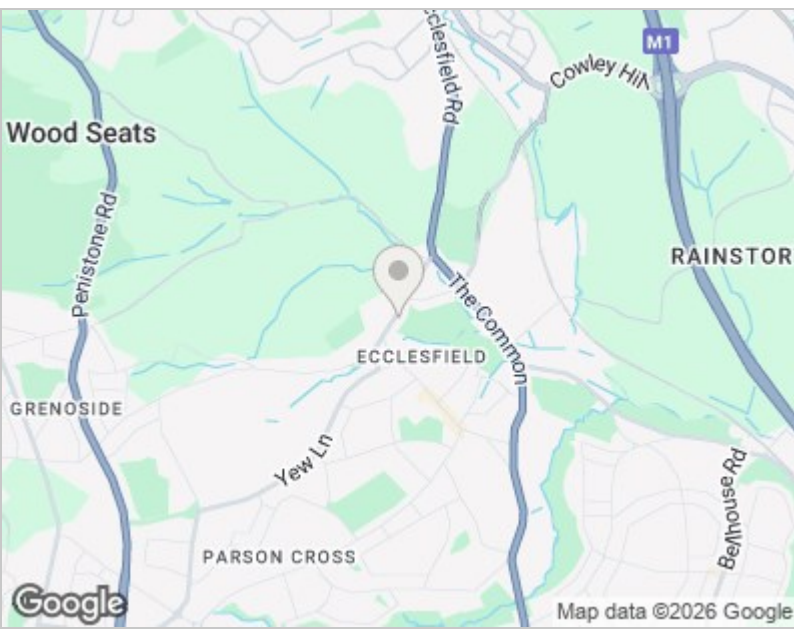
Energy Efficiency Graph



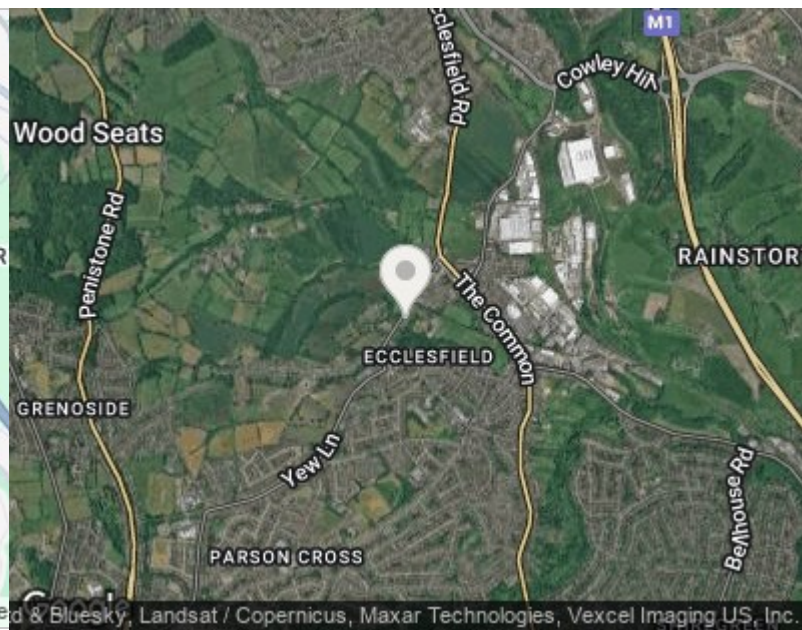
Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

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