



Church Street

Ecclesfield, Sheffield, S35 9WG

Guide Price £190,000 - £200,000

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- 3 BED MID TERRACE
- SPACIOUS LAYOUT
- WELL MAINTAINED INSIDE AND OUT
- DRIVEWAY AND GARAGE TO REAR
- CLOSE TO AMENITIES

- NO UPWARD CHAIN
- MODERN KITCHEN AND BATHROOM
- BEAUTIFUL GARDENS TO FRONT AND BACK
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND A

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GUIDE PRICE £190,000 - £200,000. NO UPWARD CHAIN! Nestled on Church Street in Ecclesfield, Sheffield, this delightful three-bedroom house presents an excellent opportunity for families and individuals alike. The property is well-kept throughout, showcasing a warm and inviting atmosphere that is sure to make you feel at home.

Located withing walking distance to an array of amenities including shops and the local park, surrounded by reputable schools, serviced by good public buses, only a few minutes from the M1 and with direct roads leading to Sheffield Centre, the Northern General Hospital, Rotherham and Barnsley.

The property boasts, neutral decor, a modern kitchen and bathroom, both of which have been thoughtfully designed to meet the needs of contemporary living and generous room sizes throughout. Importantly, this home is waiting for someone to put their own stamp on it, allowing for personal touches and customisation to truly make it your own. With no upward chain, the process of moving in can be swift and straightforward, making this an ideal choice for those looking to settle in quickly.

The exterior of the property is equally impressive, featuring beautifully stocked and maintained gardens at both the front and back. These outdoor spaces provide a perfect setting for enjoying the fresh air, hosting gatherings, or simply unwinding in a tranquil environment.

Additionally, the property boasts a driveway and a detached garage, offering ample parking and storage solutions.

Briefly comprising entrance porch, entrance hallway, living room, dining room, kitchen, three good sized bedroom, large bathroom and detached single garage.

In summary, this well-appointed house on Church Street is a rare find, combining modern amenities with the potential for personalisation in a lovely neighbourhood. Don't miss the chance to make this property your new home.

ENTRANCE PORCH

Through a uPVC glazed door leads into this handy porch area, perfect for muddy wellies or paws, comprising laminate flooring, wall light and solid wooden door with glazed panels either side leading into the entrance hall.

ENTRANCE HALL

A roomy entrance hall, giving a great impression on any guest, comprising built in storage cupboard/cloakroom, large under stairs storage cupboard, wall mounted radiator, wall lights, telephone point and stairs rising to the first floor.

LOUNGE

15'6" x 11'4" (4.74 x 3.46)

A spacious living room, flooded with light through a large front facing uPVC window, also boasting a charming white fireplace with marble surround and gas coal effect fire, giving a great focal point to the room and cosy feel in the wintry months, also comprising ambient wall lights, wall mounted radiator, aerial point, telephone point and archway opening out into the dining area, creating a great social space or family hub.

DINING ROOM

9'5" x 7'10" (2.89 x 2.39)

A generously sized dining area, hosting sliding patio doors opening out directly onto the garden, also comprising wall mounted radiator. The dining room is adjacent to the kitchen so there is scope here to knock through to create an open plan kitchen/diner if desired.

KITCHEN

8'8" x 7'9" (2.66 x 2.37)

A sleek fitted kitchen offering an array of light grey wall and base units providing plenty of storage space, contrasting black work surfaces, inset black composite sink and drainer with brushed chrome mixer tap, inset ceramic hob with extractor hood above, integrated electric oven, integrated tall fridge/freezer, under counter space and plumbing for a washing machine, tiled flooring, wall mounted radiator, uPVC window and glazed uPVC door leading into the garden.

LANDING

Comprising large built in storage cupboard, wall lights, loft hatch and doors leading to all bedrooms and bathroom.

BEDROOM 1

11'10" x 10'0" (3.61 x 3.06)

A large double bedroom hosting fitted wardrobes, wall mounted radiator and uPVC window.

BEDROOM 2

9'9" x 9'6" (2.99 x 2.92)

A further good sized double bedroom comprising built in storage cupboard/wardrobe. aerial point, wall mounted radiator and uPVC window.

BEDROOM 3

8'3" x 7'4" (2.54 x 2.24)

A good sized single bedroom, nursery or home office, comprising built in storage cupboard, wall mounted radiator and uPVC window.

BATHROOM

8'7" x 7'9" (2.62 x 2.38)

An impressively sized, modern bathroom boasting a large walk in glass shower cubicle with electric shower, white gloss vanity unit with inset sink, low flush WC, wall mounted radiator, tiled flooring and two uPVC frosted windows.

GARAGE

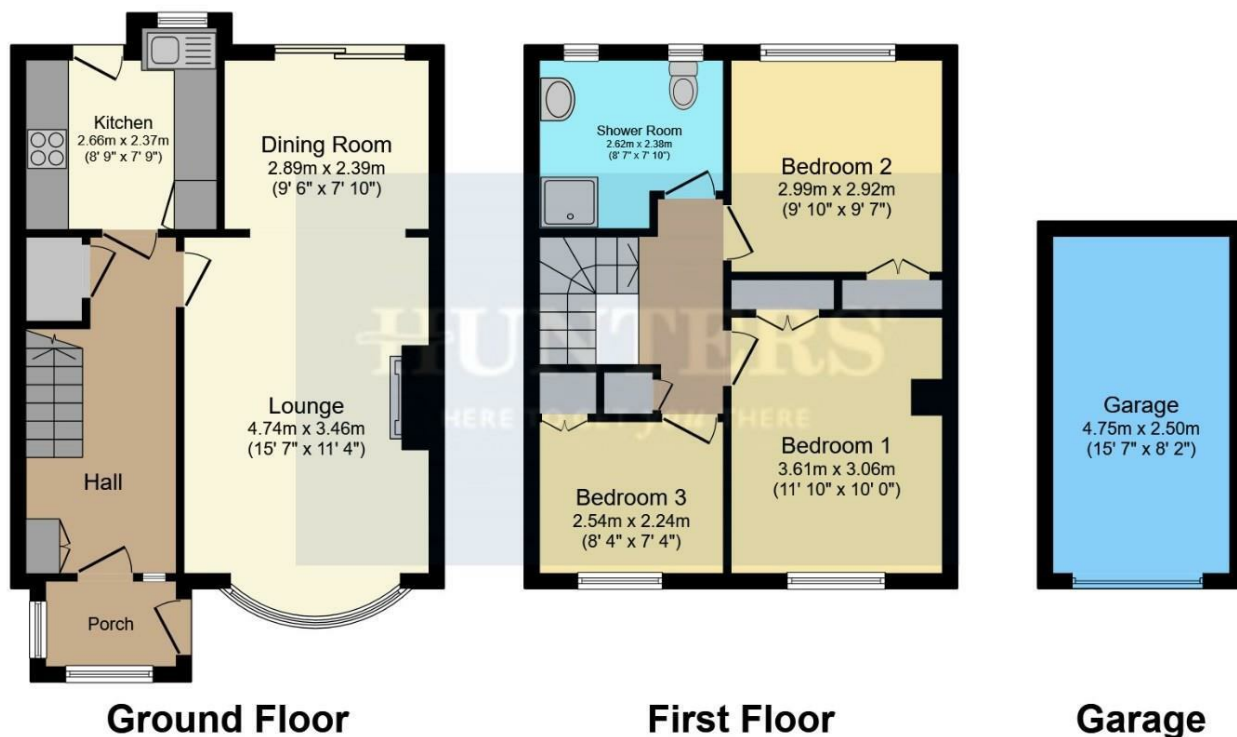
15'7" x 8'2" (4.75 x 2.5)

Offering secure parking or that extra storage space we all crave, complete with up and over door, lighting and sockets.

EXTERIOR

The front of the property features a beautiful, low maintenance walled garden, mainly laid with pebbles hosting raised, well stocked walled flower beds adding plenty of colour throughout the year. To the rear of the property is a sizeable sun drenched garden, featuring a neat lawn, large slabbed patio area perfect for sitting out or entertaining in the summer months, shed for outdoor storage and well established borders. A gated driveway in front of the garage provides off road parking for a car, with ample on street parking available if needed.

Floorplan



Total floor area 98.1 sq.m. (1,056 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com







Energy Efficiency Graph



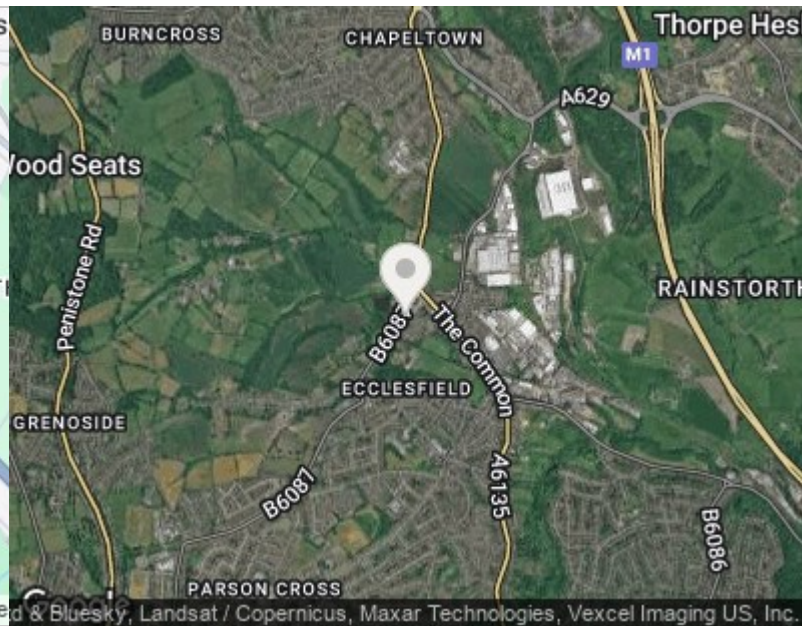
Viewing

Please contact our Hunters Chapelton 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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