Saxton Mee







Ecclesfield Mews Ecclesfield Sheffield S35 9AE
Offers Around £220,000

St Luke's Sheffield's Hospice

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** FREEHOLD ** NO CHAIN ** Situated in the highly sought-after residential area of Ecclesfield is this spacious and well-presented four-bedroom, two-bathroom townhouse, offering versatile accommodation arranged over three floors. The property benefits from gas central heating, uPVC double glazing, an enclosed rear garden and an allocated parking space, making it an ideal choice for families and professionals alike.

The ground floor comprises of an entrance hallway with a convenient downstairs WC. The spacious lounge features uPVC French doors opening directly onto the rear garden, allowing plenty of natural light to fill the room. The kitchen/diner is fitted with a range of units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven, four-ring hob with extractor hood above, together with space for a washing machine and fridge freezer. The kitchen also houses the gas central heating boiler.

The first floor landing provides access to three bedrooms, a family bathroom and a useful storage cupboard.

Occupying the entire second floor is the generously proportioned principal bedroom, featuring two Velux windows which provide an abundance of natural light. The room also benefits from a built-in storage cupboard and a private en-suite shower room.

An excellent opportunity to acquire a spacious four-bedroom family home in a popular and well-established residential location. Early viewing is highly recommended to appreciate the accommodation on offer.



- POPULAR RESIDENTIAL LOCATION IN ECCLESFIELD
- SPACIOUS FOUR BEDROOM TOWNHOUSE
- ACCOMMODATION ARRANGED OVER THREE FLOORS
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- SPACIOUS LOUNGE WITH FRENCH DOORS
- FITTED KITCHEN/DINER
- FAMILY BATHROOM AND DOWNSTAIRS WC
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING SPACE
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING















OUTSIDE
To the front is an allocated parking space and an artificial lawned area. To the rear is a fully enclosed garden with an artificial lawn and patio.

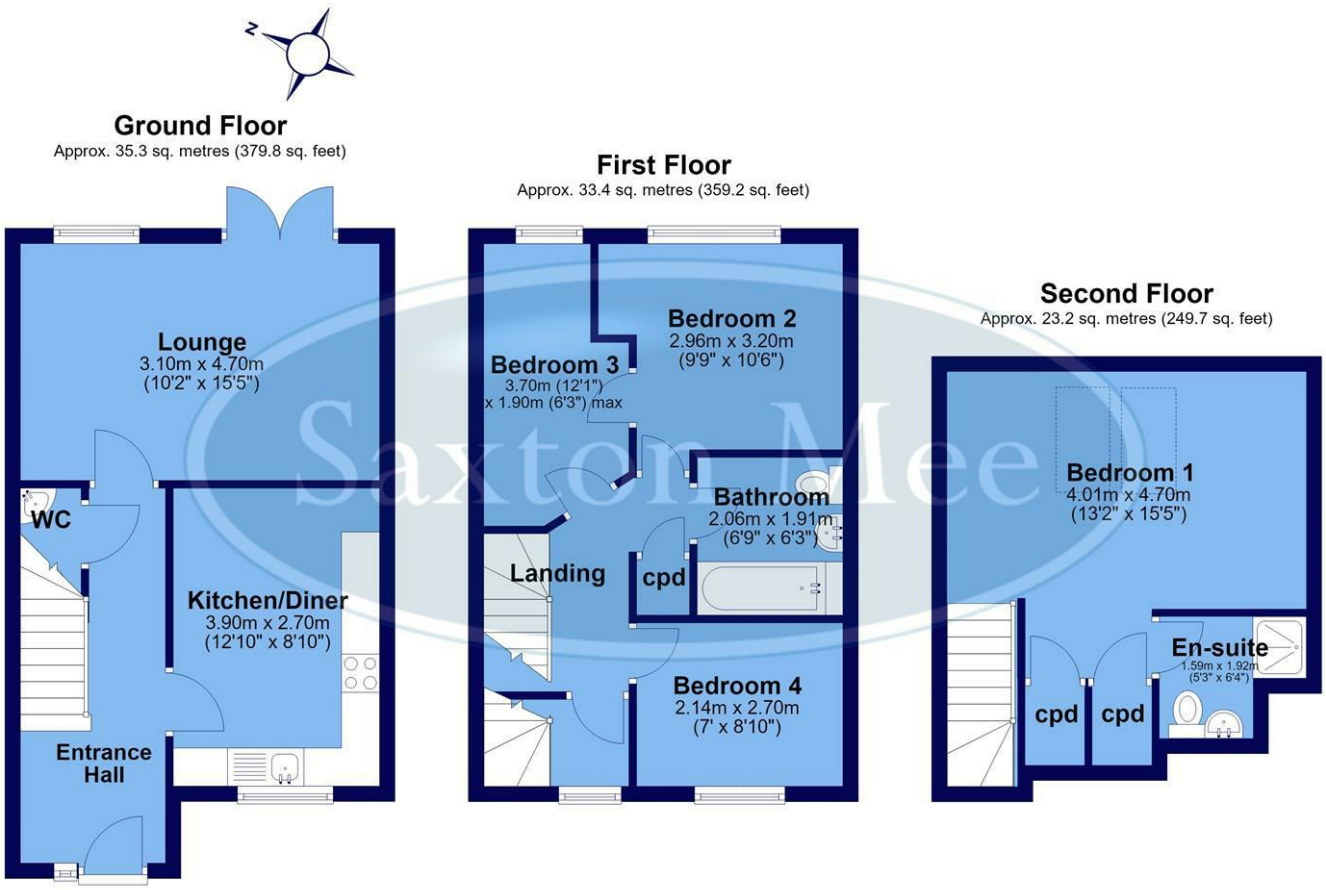
LOCATION
Situated in the popular residential area of Ecclesfield, to the north of Sheffield, Ecclesfield Mews enjoys a convenient location combining a welcoming village atmosphere with excellent access to local amenities and transport links. Ecclesfield offers a range of everyday facilities, including local shops, supermarkets, cafés, traditional pubs and restaurants, together with well-regarded schools and recreational facilities. The area also benefits from nearby parks, green spaces and countryside walks, making it an appealing choice for families and professionals alike. For commuters, the location provides convenient access to Sheffield city centre, Chapeltown and the surrounding areas, with the M1 motorway network easily accessible via Junction 35. Regular public transport services also connect Ecclesfield with Sheffield and neighbouring communities.

MATERIAL INFORMATION
Tenure: Freehold
Council Tax Band: C

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.

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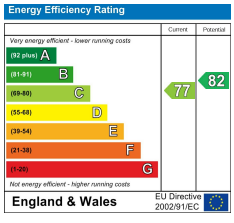


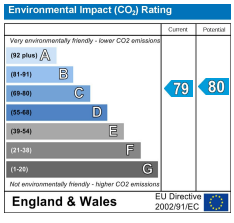
Total area: approx. 91.9 sq. metres (988.7 sq. feet)

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

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