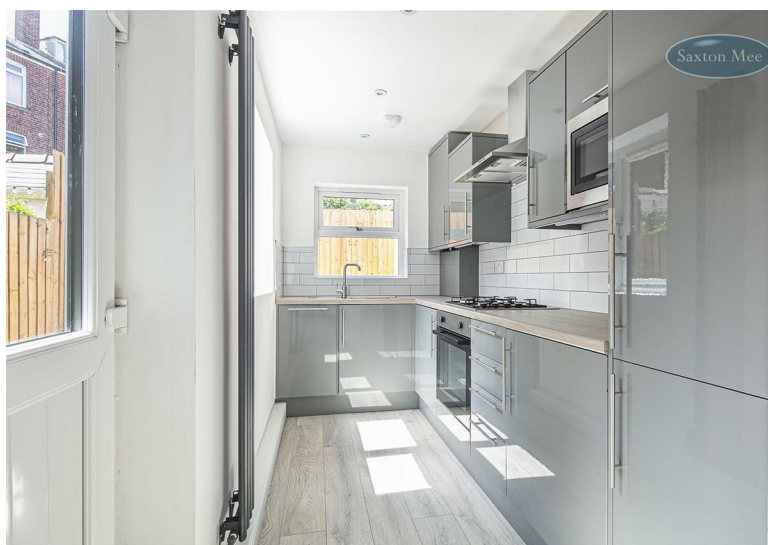




Tullibardine Road Ecclesall Sheffield S11 7GL
Guide Price £315,000

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GUIDE PRICE £315,000-£325,000 ** WEST FACING GARDEN ** Completely renovated throughout is this three bedroom, two bath/shower room terrace property which enjoys a landscaped private garden with no third party access and is located in one of Sheffield's most popular suburbs. The property features open plan living and has had a new roof and windows, kitchen, bathroom and en suite, electrics, a new heating system and floor coverings.

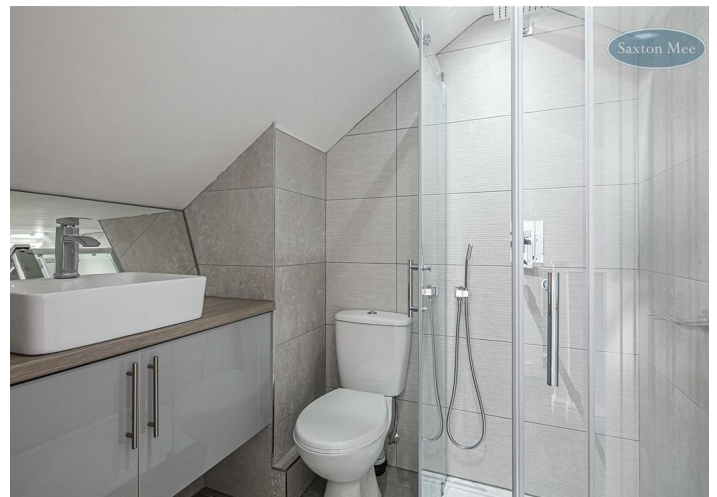
Set over three levels, the living accommodation briefly comprises: a front door opens into the lounge with a large opening leading into the dining room with a useful under stair storage cupboard. A door then opens into the kitchen which has a modern range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a fridge freezer, washing machine, gas hob, electric oven and microwave.

From the dining room, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Double bedroom two is to the front aspect. Bedroom three overlooks the rear. The stylish bathroom is fully tiled and has a three piece suite including bath with overhead shower, WC and wash basin with vanity unit.

A further staircase rises to the second floor and the main double bedroom which has a Velux window, fitted storage and the added advantage of an en suite with shower enclosure, WC and wash basin.

- NEWLY RENOVATED MID TERRACE
- HIGHLY SOUGHT AFTER LOCATION
- PRIVATE ENCLOSED GARDEN
- THREE BEDROOMS
- TWO BATHROOMS
- CONTEMPORARY FITTED KITCHEN
- INTEGRATED APPLIANCES
- OPEN PLAN LIVING
- NO ONWARD CHAIN
- EXCELLENT AMENITIES





OUTSIDE

The property is set back from the pavement by way of a raised private lawned garden. To the rear is an enclosed private garden that has no through access for neighbouring properties. It includes a paved patio and a raised lawn area.

LOCATION

The area offers a vibrant, local atmosphere, with a wide variety of independent cafés, restaurants, pubs bars and small shops nearby, making it popular with young professionals and families. Green spaces such as Endcliffe Park are within easy reach, providing a welcome contrast to the urban setting. Falling into excellent school catchment, it combines convenience, community and easy access to both city life and outdoor amenities.

MATERIAL INFORMATION

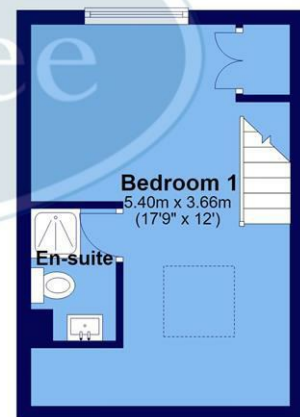
The property is Leasehold with a term of 800 years running from the 25th March 1900 (674 years remaining).

The property is currently Council Tax Band A.

VALUER

Chris Spooner ANAEA

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.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO₂e) Rating

Category	Rating Range	Current Rating	EU Directive Target
Very environmentally friendly - lower CO ₂ emissions	82 plus	69	76
(81-81)	A		
(69-80)	B		
(55-68)	C		
(28-54)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO ₂ emissions	G		

England & Wales

EU Directive

