







Flat 8 Banner Court

Tullibardine Road • Sheffield • S11 7GQ

Guide Price £180,000 to £190,000

A spacious two double-bedroom first-floor apartment situated within a highly sought-after development in Ecclesall. Set amidst beautifully maintained communal gardens and benefiting from a single garage, the apartment has recently been redecorated throughout and features newly fitted carpets, a modern fitted kitchen and a stylish shower room. Beautifully presented and ready to move into, this is an excellent opportunity for buyers seeking a well-appointed home in a desirable location. The apartment is accessed via a communal entrance, with stairs rising to the first floor. A private entrance door opens into a welcoming hallway with a useful built-in cloaks cupboard. The spacious lounge is light and airy, enjoying pleasant views over the communal gardens. The modern fitted kitchen comprises a range of wall and base units with white Shaker-style frontage, complemented by granite-effect work surfaces. There is space for a washing machine and tall fridge/freezer, together with an integrated four-ring electric induction hob and NEFF electric oven beneath. A wall-mounted combination boiler is neatly housed within the wall units, while the kitchen enjoys superb views towards the city. There are two generous double bedrooms, both benefiting from fitted wardrobes. The shower room is fully tiled and fitted with a modern suite comprising a shower, hand wash basin set into a vanity unit and a chrome ladder-style heated towel rail. Outside, the apartment forms part of an attractive development set within beautifully manicured communal gardens. The property benefits from a single garage, with additional visitor parking available along the private lane. Tullibardine Road enjoys a highly sought-after location, conveniently positioned for the excellent selection of shops, cafés, bars and restaurants at Banner Cross. The area also offers access to reputable schools, parks and public transport links, with the city centre, hospitals, universities and railway stations all within easy reach. The beautiful Peak District is also readily accessible, providing wonderful opportunities for walking and outdoor pursuits. Please note some of the photographs are AI generated to show the potential.







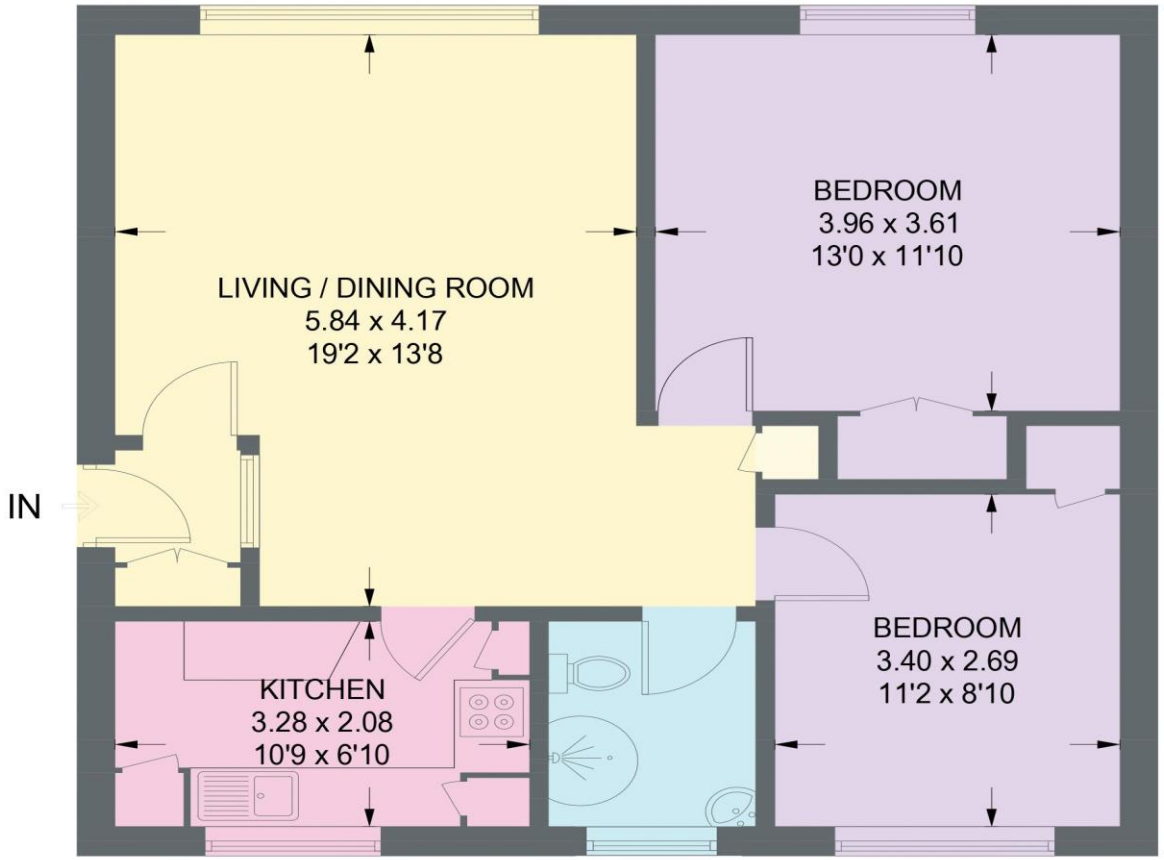
- Superb Location
- First Floor Apartment
- 2 Bedrooms
- Spacious, Offering Potential
- Generous Layout

- Double Glazed, Gas Central Heating, Newly Fitted Carpets
- Garage & Visitor Parking
- Yearly Service Charge of £1,050
- 800 Year Lease from 1960 £6.50
- Council Tax B - EPC Band D

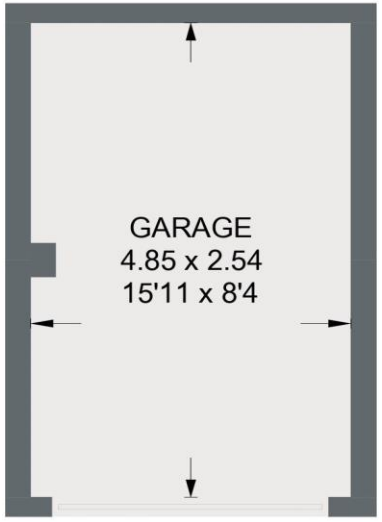


FLAT 8, BANNER COURT

APPROXIMATE GROSS INTERNAL AREA = 64.9 SQ M / 698 SQ FT
GARAGE = 12.4 SQ M / 133 SQ FT
TOTAL = 77.3 SQ M / 831 SQ FT



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

haus
West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk
0114 276 8868