

FOR SALE



Cross Hill, Ecclesfield
Guide Price £110,000


MARTIN & CO



Cross Hill, Ecclesfield

3 Bedrooms, 1 Bathroom

Guide Price £110,000

- Three bedroom
- Mid terrace
- No chain
- Upgrade opportunity
- Popular location

GUIDE PRICE £110,000 - £120,000. Situated in the sought-after area of Ecclesfield, this three-bedroom mid-terrace home offers a great opportunity for those looking to refurbish and add their personal touch. Elevated from the pavement level, the property is available with no onward chain, making it an option for those eager to move in and make it their own. With convenient access to local amenities and strong public transport links, it's a home that would suit a range of buyers.



The lounge featuring a gas fire, creates a cozy space to relax, with stairs leading up to the first-floor landing. From the inner hall, there's access to the cellar, providing additional storage options. The kitchen/sitting room has built-in storage and a feature fire surround, offering flexibility as both a cooking and casual gathering space. Through the rear lobby is the downstairs bathroom, fitted with a three-piece suite. A practical utility porch at the back has plumbing for a washing machine, adding to the home's functionality.

On the first floor, there are two double bedrooms, both offering comfortable living space. The second floor is dedicated to the third bedroom, providing a private and versatile room that could serve as a home office, guest room, or additional sleeping space.

Outside, steps lead up to the front door, with a forecourt-style garden adding to the home's street appeal. The rear garden offers a patio area for outdoor dining, a lawn space, and a summer house, perfect for relaxation or hobbies. Additionally, a generously sized brick-built store, previously used as a hobby room, presents a versatile space for storage or creative pursuits.

Ecclesfield is a well-regarded suburb of Sheffield, with good links to the city centre and surrounding areas via the M1 and local bus routes. The area has a range of amenities, including shops, cafes, and schools, as well as the nearby Ecclesfield Park for outdoor recreation.

A **FANTASTIC** opportunity to add value in a **HIGHLY REGARDED** area, with **SPACIOUS** living areas and a versatile **BRICK-BUILT STORE** in the garden.

LOUNGE. With coving to the ceiling, ceiling rose and picture rail. There is a door leading to the stairs which rise to the first floor landing and door to the inner hall. Having gas fire, front facing window and front facing entrance door.

INNER HALL. With door to the sitting room / kitchen and door to stairs which lead to the cellar.

CELLAR. With two areas previously used for storage.

SITTING ROOM / KITCHEN. With picture rail and built in storage cupboard to one side of the chimney breast. With single bowl sink having storage underneath and gas cooker point. The focal point of the room is the feature fireplace housing the gas fire, rear facing window and door leading into the rear lobby.

REAR LOBBY. With door to the downstairs bathroom and door to the rear utility porch.



UTILITY PORCH. With side and rear facing windows, plumbing for washing machine and rear facing entrance door.

BATHROOM With a three piece coloured suite which comprises of a low flush w.c, wash hand basin, bath, tiled walls and side facing window.

FIRST FLOOR LANDING. With coving to the ceiling, and access to the three bedrooms.

BEDROOM ONE With picture rail, walk in storage and front facing window.

BEDROOM TWO With vanity wash hand basin, wall mounted water heater and rear facing window.

SECOND FLOOR LANDING.

ATTIC BEDROOM THREE. With built in furniture to one wall and rear facing window.

OUTSIDE. The property is elevated from pavement level, with steps to the front entrance door and forecourt style garden. To the rear there is a lawn garden, patio area, summer house and brick built outbuilding, previously used as a hobby room but can be utilised as the new buyer wishes.

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