

Saxton Mee



34 Ford Road, Ecclesall, Sheffield, S11 7GZ
Price £390,000 to £400,000

St Luke's
Sheffield's Hospice

34 Ford Road

Ecclesall

Price £390,000 to £400,000

PRICE £390,000-£400,000 ****NO CHAIN**** 12 YEAR WARRANTY ****QUALITY THROUGHOUT**** A BRAND NEW, MUCH LARGER THAN AVERAGE THREE EXCELLENT BED/ THREE STOREY SEMI-DETACHED HOUSE OFFERING STUNNING CONTEMPORARY ACCOMMODATION. The accommodation comprises: spacious hallway, attractive lounge with stunning views, downstairs WC, open glass staircase leading to the lower ground level with useful utility room, downstairs WC, stunning modern contemporary kitchen with Samsung appliances including oven, extractor hood, microwave oven, induction hob, dishwasher, fridge and freezer. Separate dining room area with feature French doors. First floor: three excellent bedrooms, the master having an en suite. Family bathroom with full suite including panelled bath with shower over and hair attachment, WC and washbasin.

- 12 YEAR WARRANTY
- READY FOR IMMEDIATE OCCUPATION
- QUALITY THROUGHOUT
- STUNNING CONTEMPORARY ACCOMMODATION
- STUNNING VIEWS





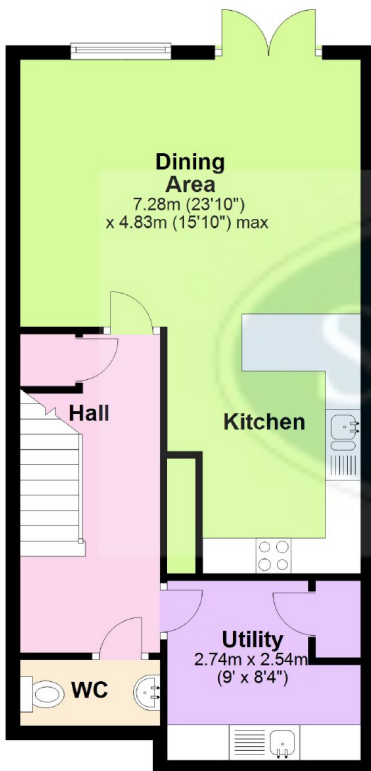
Outside: a double driveway leads to the larger than average integral garage. To the rear are easily maintained garden with a patio beyond which is a lawned garden.

Underfloor heating to the ground and lower ground levels.
Karndean flooring in hall and engineered oak flooring to the lounge.

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.

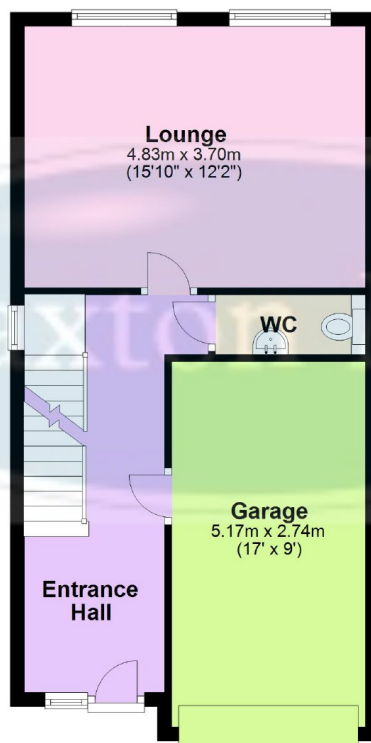
Lower Ground Floor

Approx. 46.8 sq. metres (504.1 sq. feet)



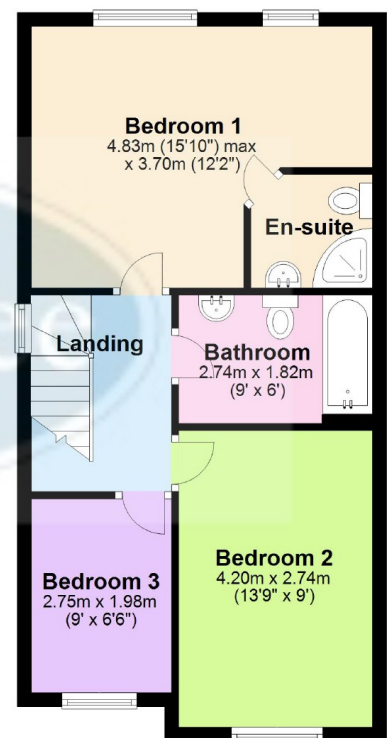
Ground Floor

Approx. 46.8 sq. metres (504.1 sq. feet)



First Floor

Approx. 46.8 sq. metres (503.9 sq. feet)



Total area: approx. 140.5 sq. metres (1512.1 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings. All measurements are approximate.
Plan produced using PlanUp.

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