



## 119 Church Street

Ecclesfield, Sheffield, S35 9WF

**Guide price £295,000**



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GUIDE PRICE £295,000-£305,000

This stunning three bedroom semi detached property is ideal for a family. Including, porch, lounge, downstairs WC, open plan kitchen dining/living space, family bathroom, three bedrooms, a sizable rear garden with tons of potential and driveway for multiple cars.

Situated in the heart of the popular residential area of Ecclesfield amenities such as Morrisons supermarket, doctors' surgeries, restaurants, pubs, Ecclesfield park and local shops are all a stones throw away. St Marys Church and Gatty Hall are within walking distance providing clubs for children such as playgroups, rainbows and girl guides. With this home you get the best of both worlds with countryside walks being near by along with the motorway links for commuters travelling via the m1. Meadowhall shopping mall is also a short drive away where you will find an abundance of shops and restaurants along with the train station.

COUNCIL TAX BAND B

### Entrance Porch

Entrance Porch

External door into the porch ideal for shoes and coats.

### Hallway

Doors into the kitchen and lounge. Stairs to the first-floor landing. Built in storage cupboard.

### Lounge

Front facing bay window creating extra space. Brick fireplace making a stunning feature.

### Kitchen

Modern wall and base units with space for fridge freezer, oven, hob with extractor fan, sink with drainer and dishwasher. Kitchen island creating more storage and space for entertaining. Open plan room leading to the dining/living space ideal for a family to enjoy with bi fold doors opening onto the rear garden and roof sky light. Door into the storage space and WC with room for a washing machine.

### Wc

Fully tiled with WC. Space saving sink attached to the WC. Space for a washing machine and dryer. Side facing window.

### First Floor Landing

Doors into the bedrooms and bathroom.

### Bathroom

Recently fitted with WC, vanity storage sink and bath with shower over. Rear facing window.

### Bedroom One

Front facing bay window with seating area. Space for a double bed and fitted wardrobes.

### Bedroom Two

Rear facing window. Space for a double bed and wardrobes.

### Bedroom Three

Front facing window. Space for a bed and wardrobe.

### Exterior

To the front of the property there is a driveway for several cars. There is shared access which leads to the private rear garden where you will find an artificial lawn and patio space with raised borders. Fencing surrounding the space with lighting. The garden continues with a lawn and trees which has great potential.



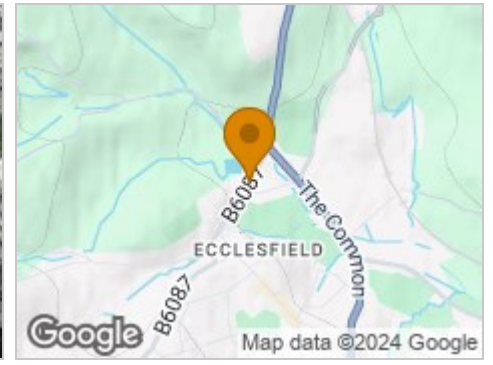
## Road Map



## Hybrid Map



## Terrain Map



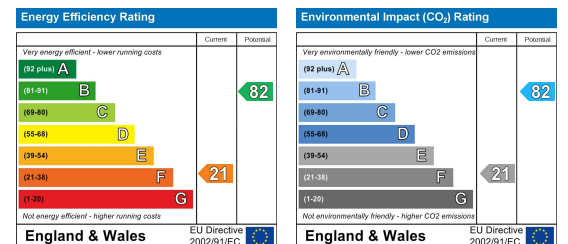
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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