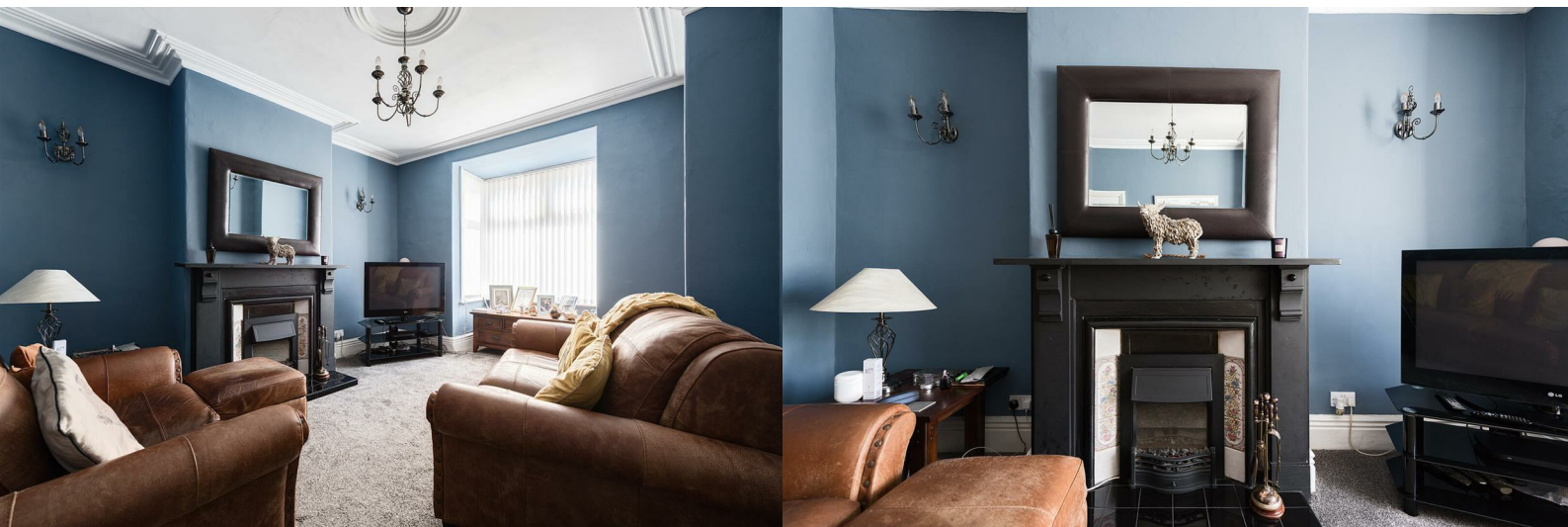




## 149 Cross Hill

Ecclesfield, Sheffield, S35 9WS

**Guide price £225,000**



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Nestled in the charming area of Cross Hill, Ecclesfield, Sheffield, this delightful semi-detached house offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for social gatherings.

The recently landscaped garden is a standout feature, providing a serene outdoor space to enjoy the great views of Sheffield. This garden is not only aesthetically pleasing but also offers plenty of storage options, ensuring that your outdoor essentials are neatly tucked away.

Convenience is at the forefront of this property's appeal, as it is situated close to local shops, supermarkets, and pubs, catering to all your daily needs. For those who commute, the location is particularly advantageous, being on a bus route that connects you easily to the wider Sheffield area.

This semi-detached house is a fantastic opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a modern home. With its combination of space, style, and convenience, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your new home.

### Lounge

16'10" x 11'10" (5.13m x 3.61m)

The lounge is a cosy, inviting space featuring a classic bay window that fills the room with natural light. The walls are painted in a deep, calming blue shade, creating a warm atmosphere complemented by the dark wood fireplace at its centre. The space comfortably accommodates a set of leather sofas, perfect for relaxing or entertaining.

### Dining Room

11'11" x 6'7" (3.62m x 2.00m)

The dining room is an airy area with neutral walls. It is brightened by a generous window, creating a pleasant spot for meals. There is ample space for a dining table and chairs, making it an excellent place for family dinners or casual entertaining.

### Kitchen

11'2" x 14'6" (3.41m x 4.41m)

The kitchen is well-equipped and spacious, with white cabinetry and contrasting black tiled splashbacks that add a modern touch. Wooden work surfaces provide a warm finish, and integrated appliances are thoughtfully placed to maximise efficiency. Windows allow plenty of natural light, enhancing the sleek slate tiled floor and creating a bright, functional space for cooking and casual dining.

### Hallway

The hallway is bright and welcoming with soft, neutral walls and a carpet underfoot that extends throughout the home. It provides easy access to the dining room and the staircase leading upstairs. The space feels open and is accented by natural light streaming in from the front door's window.

### Landing

The landing is a light and airy transitional space at the top of the stairs. It features neutral walls and carpeting, with a window that allows natural daylight to brighten the area. The landing provides access to the bedrooms and bathroom on the first floor.

### Bedroom

13'9" x 15'1" (4.18m x 4.60m)

This bedroom is a spacious, restful room with a feature wall in a rich, deep red shade that adds warmth and character. The window lets in plenty of natural light, while the neutral carpet provides a soft underfoot finish. The room comfortably fits a double bed and bedside tables, making it a perfect retreat.

### Bedroom 2

10'1" x 10'7" (3.07m x 3.22m)

This bedroom offers a bright and airy feel. The window allows light to flood the room. The space comfortably fits a double bed and other bedroom furniture, creating a calm and inviting atmosphere.

### Bathroom

The bathroom is modern and practical with a white suite comprising a bathtub with an overhead shower, a pedestal basin, and a toilet. The walls around the bath are clad with stylish, textured tiles in shades of grey that add a subtle, contemporary feel. A window provides natural light and ventilation.

### Landing 2

This second-floor landing is a bright, adaptable space with sloped ceilings and two skylights that flood the area with natural daylight. The white walls and neutral carpet make it a versatile area suitable for a variety of uses, such as a playroom, office, or additional living area.

### Bedroom 3

13'5" x 15'5" (4.08m x 4.70m)

The top floor bedroom is a generous room that benefits from two skylights, providing excellent natural light. The white walls and neutral carpet create a bright and airy atmosphere, perfect for a peaceful bedroom or multi-use space.

### Rear Garden

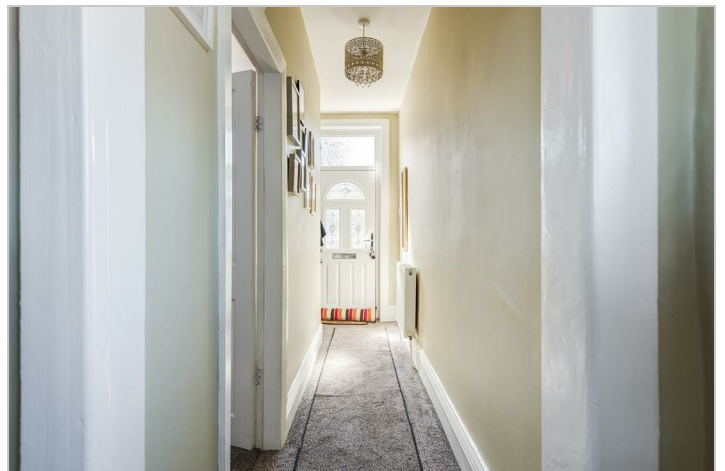
The rear garden is an inviting outdoor space that combines a paved patio area with an artificial lawn, enclosed by timber fencing. It offers a private, low-maintenance area ideal for relaxing or entertaining, with enough room for garden furniture and pots for plants, creating a peaceful setting with views of the surrounding neighbourhood.

### Front Exterior

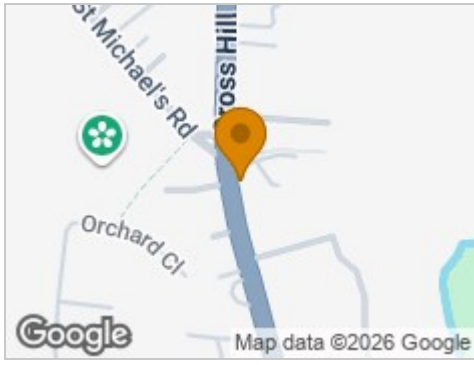
The exterior of the property is a traditional red-brick semi-detached home with a slate roof and chimney stacks, featuring a classic bay window to the front. The front garden is enclosed by a low stone wall, and the home enjoys a pleasant street view with the advantage of elevated positioning that offers distant views beyond neighbouring rooftops.

### Cellar/Storage

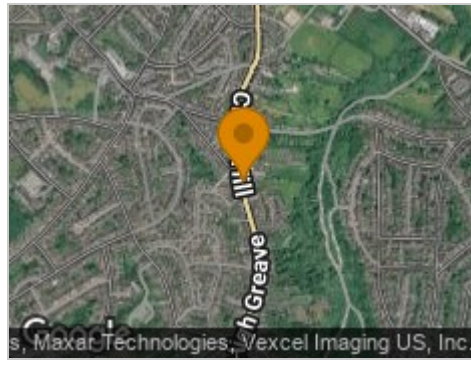
With lighting and power providing plenty of storage.



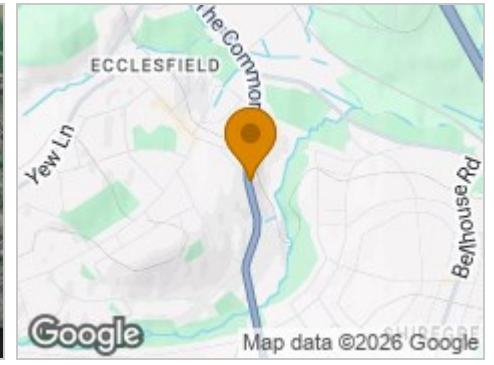
## Road Map



## Hybrid Map



## Terrain Map



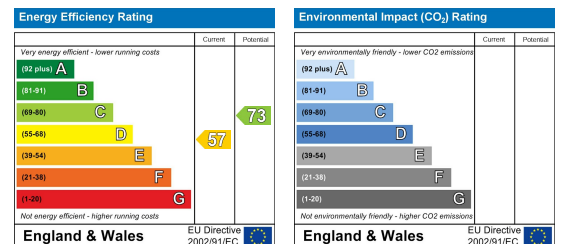
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Ltd 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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