



- Detached Family House
- Three Bedrooms
- Popular location
- Good Sized Gardens

100 Knowle Lane, Ecclesall, Sheffield, South Yorkshire, S11 9SJ

Offers In Region Of £360,000

Andersons are delighted to present to the market this delightful three bedroom detached family home. Standing in an impressive plot and benefiting from large rear gardens the property would be ideal for further extension and development (subject to the usual permissions and regulations). The property benefits from majority uPVC double glazing and gas central heating, however it does require a general scheme of modernisation throughout. The accommodation briefly comprises: Entrance Porch, Entrance Hall, Living Room, Dining Room and Kitchen. First Floor; Landing, Three Bedroom, Bathroom and Separate W/C. Outside; To the front sees a driveway providing car parking space, a lawned garden and rockery. To the rear is a large enclosed lawned garden.



Property Description

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Knowle Lane is a highly desirable road in the S11 area, within easy access of local shops at Ecclesall, opposite the popular Church is an excellent pub/restaurant, bakers and other independent retailers, and at Banner Cross where further comprehensive shops are situated just one mile further down the road. The house is within excellent school catchment areas. Buses travel with regular frequency along Ecclesall Road South giving good access to the private schools, as well as access to Sheffield City Centre, which is approximately three miles away. A short drive gives you easy access to the Peak District, which also has regular public transport access.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Having a uPVC double glazed entrance door with complimentary side and top panels and quarry tiled floor.

ENTRANCE HALL

Having an entrance door, a front facing uPVC double glazed window, electrical consumer unit, electric meter, a central heating radiator and under stairs cupboard which provides a useful storage space and houses the gas meter.





LIVING ROOM

14' 10" x 12' 1" (4.53m x 3.69m)

A good sized reception room which benefits from a front facing uPVC double glazed bay window with central heating radiator below. There is also a tiled feature fireplace with inset gas fire and a further central heating radiator

DINING ROOM

11' 6" x 9' 10" (3.53m x 3.01m)

Having a rear facing uPVC double glazed window with central heating radiator below, feature tiled fireplace and a built-in storage cupboard.

KITCHEN

8' 0" x 6' 11" (2.44m x 2.11m)

Fitted with a sink unit with stainless steel sink and single drainer, space and plumbing for automatic washing machine and space for freestanding cooker. There are also storage cupboards above and below a roll top work surface, a wall mounted, gas fired combination boiler, a rear facing uPVC glazed window and uPVC entrance door.

There is also useful pantry with shelf storage and side facing single glazed window.



FIRST FLOOR

LANDING

Having a side facing uPVC double glazed window, access to loft storage space and spindle bannister.

BEDROOM ONE

14' 11" x 12' 1" (4.56m x 3.69m)

Having a front facing uPVC double glazed bay window, which allows you to enjoy fantastic views over roof tops and onto woodland and open countryside beyond. There is also a central heating radiator, coving to the ceiling and built in wardrobes.

BEDROOM TWO

10' 11" x 9' 10" (3.35m x 3.01m)

With a rear facing uPVC double glazed window with a central heating radiator below and having excellent views onto the pleasant, large rear garden.



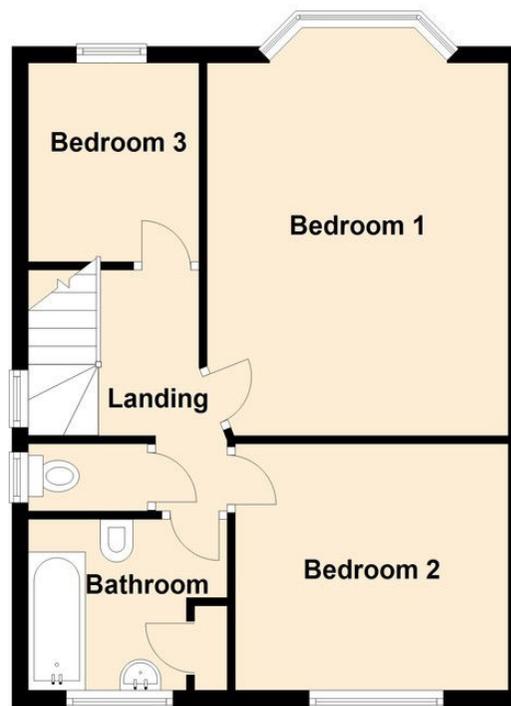
Ground Floor

Approx. 45.2 sq. metres (486.2 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.1 sq. feet)



Total area: approx. 90.3 sq. metres (972.4 sq. feet)

Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only.
Plan produced using PlanUp.

BEDROOM THREE

7' 10" x 6' 10" (2.40m x 2.09m)

Having a UPVC double glazed window with central heating radiator below and views over roof tops to open countryside beyond.

BATHROOM

Fitted with a three-piece suite comprising panelled bath, pedestal wash hand basin and bidet. There is also a rear facing uPVC double glazed window, tiled walls and good sized airing cupboard which provides excellent storage and houses the hot water cylinder.

SEPARATE WC

With a low flush WC. Tiled walls and a side facing uPVC double glazed window.

OUTSIDE

The property benefits from a driveway which provides ample car standing space. There is also rockery and lawned gardens to the front. To the rear of the property sees a large, enclosed lawned garden which is split into two areas by mature hedging.

EPC tbc.

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