



## Ecclesfield Way, Ecclesfield, S35

Asking Price £150,000

- GREAT TWO BEDROOM FIRST FLOOR APARTMENT
- CLOSE TO EXCELLENT ROAD LINKS AND AMENITIES
- SECURE INTERCOM ENTRY
- GOOD SIZED ROOMS THROUGHOUT
- GAS CENTRAL HEATED AND DOUBLE GLAZED
- COMMUNAL GARDENS
- SOUGHT AFTER LOCATION
- ALLOCATED PARKING

# Ecclesfield Way, Ecclesfield, S35

**\*\* NO CHAIN \*\*** A spacious two-bedroom first-floor apartment offered with no onward chain, ideally located in a sought-after area close to excellent road links, local amenities, parks, and schools. Accessed via one flight of stairs from the communal entrance hallway, the apartment offers well-proportioned rooms throughout and benefits from gas central heating, double glazing, and an allocated parking space. The accommodation includes an attractive lounge with feature fireplace, a fitted kitchen diner with appliances, two good-sized bedrooms, and a family bathroom. Bedroom one also benefits from built-in storage and matching bedside and drawer units, available if required. Externally, the property enjoys well-maintained communal gardens and a private residents' and visitors car park.



Council Tax Band: A



## **MAIN ACCESS**

Main access doors at the front and rear of the building lead into a communal hallway. One flight of stairs leads to the apartment entrance door.

## **ENTRANCE HALL**

The entrance hall features wood-effect laminate flooring, a central heating radiator with a decorative cover, and a ceiling light point. Additional benefits include a wall-mounted telephone intercom providing access to the main door, picture rails, solid doors leading to all rooms, and a useful storage area.

## **LOUNGE**

The lounge area features carpeted flooring, a ceiling light point, and a central heating radiator. Further highlights include a feature fireplace, picture rails, and double patio doors opening onto a Juliet balcony.

## **KITCHEN/DINER**

The kitchen/dining area comprises a good range of white wall, base and drawer units with grey roll-top work surfaces and mosaic tiled splashbacks. There is a wall-mounted boiler, a single sink and drainer with hose mixer tap, and integrated appliances including an oven, four-ring gas hob, and extractor hood above, along with a washing machine. Additional features include tiled flooring, a central heating radiator, two ceiling light points, a uPVC double glazed window to the rear car park elevation, picture rails, and an extractor fan. The room also offers space for a dining table and chairs, as well as space for an upright fridge freezer.

## **BEDROOM ONE**

The primary bedroom offers excellent built-in storage with double wardrobes featuring maple and opaque glass doors. Included in the sale are matching bedside tables and a set of drawers, providing a coordinated and practical furnishing package. A front-facing double-glazed window allows for ample natural light, enhancing the sense of space and brightness. Additional features include carpet flooring, a ceiling light point, a central heating radiator, and decorative picture rails.

## **BEDROOM TWO**

Bedroom Two is a well-proportioned room featuring carpet flooring and a front-facing double-glazed window that provides plenty of natural light. There is a recessed area offering space for wardrobe storage. Additional features include a ceiling light point, central heating radiator, and picture rails.

## **BATHROOM**

The bathroom comprises a panelled bath with wall-mounted shower and side screen, a pedestal wash basin, and WC. The room benefits from recessed ceiling spotlights, an extractor fan, tiled flooring, and tiled walls to wet areas. Additional features include a central heating radiator and an obscure double-glazed window to the rear elevation, providing natural light while maintaining privacy.

## **OUTSIDE**

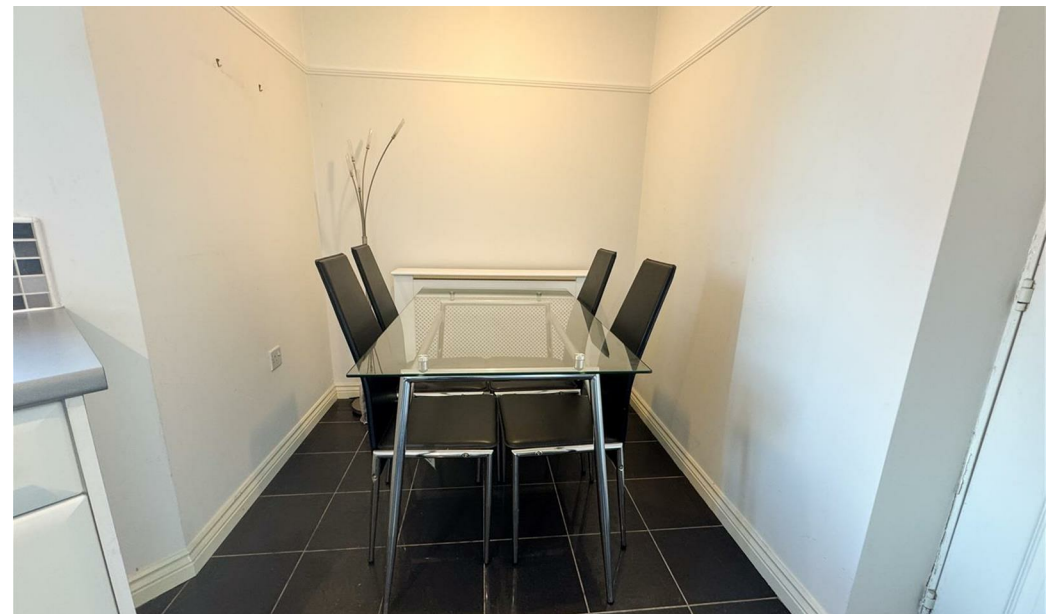
The apartment benefits from a shared communal walled garden, enclosed by a wrought iron topped fence, providing a pleasant outdoor space for residents. Access to the building is via a controlled entry system, offering added security and convenience. The property also includes allocated parking for one vehicle with additional visitor parking.

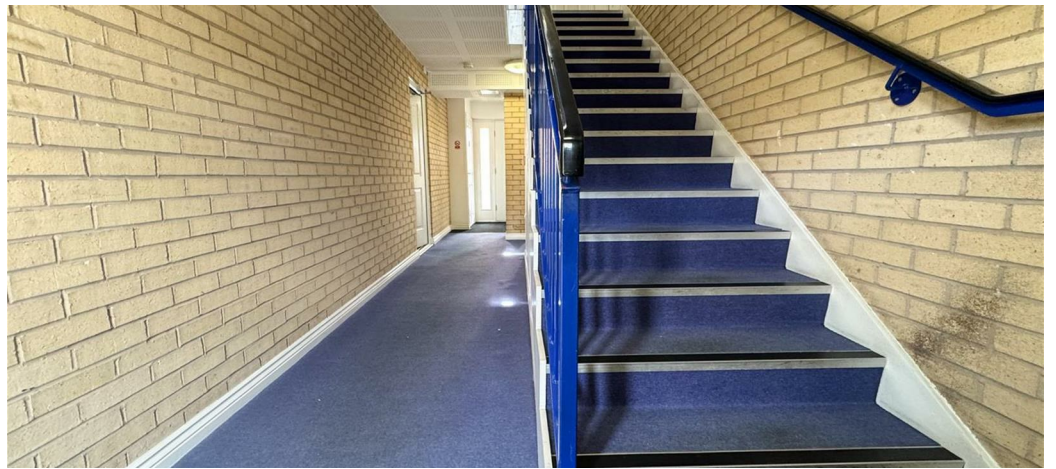
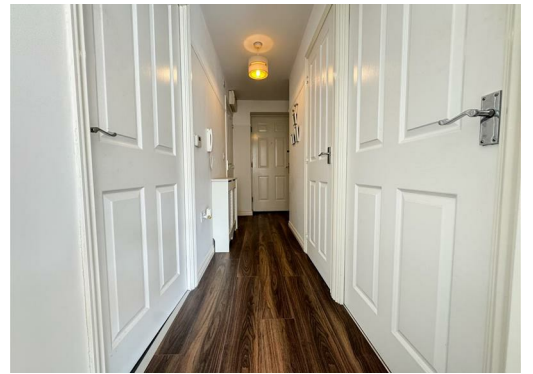
## **DISCLAIMER**

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





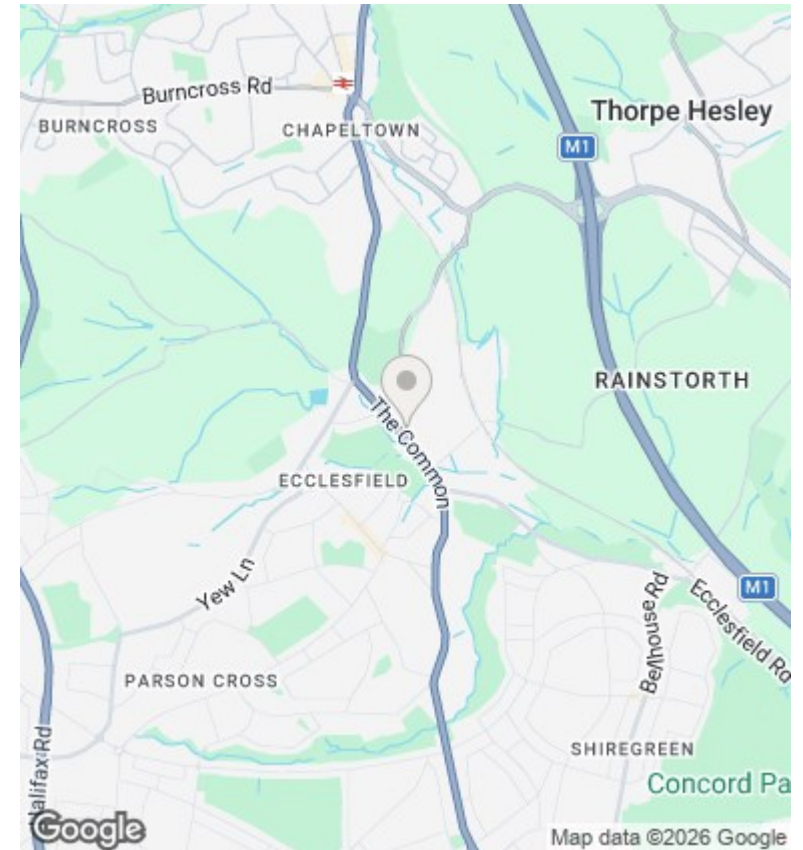
## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 