



- Delightful End Terraced Cottage
- Two Bedrooms
- Popular Location
- No Chain

38 Ringinglow Road, Ecclesall, Sheffield, South Yorkshire, S11 7PP

Offers In Region Of £235,000

Situated in this most popular attractive High Lane Farm mews development is a charming two bedroom, end terrace, stone built cottage for sale with immediate vacant possession and no chain. The property benefits from gas fired central heating, double glazing, its own private patio garden and single garage. The property is just a short distance from a host of great amenities including shops, excellent schools, good public transport, recreational/sports facilities and within good access of the Sheffield universities and local hospitals. Conveniently located a short drive away from both Sheffield city centre and the open countryside of the Peak District National Park.



Property Description

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The accommodation briefly comprises; Entrance hall, living/dining room and fitted kitchen. Landing, two bedrooms and bathroom. Outside: Attractive, private patio garden and well maintained communal grounds.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Having a uPVC entrance door, a central heating radiator, good sized useful downstairs storage cupboard and further cloaks/meter cupboard. The staircase leads to 1st floor accommodation.

LIVING/DINING ROOM

18' 11" x 12' 9" (5.77m x 3.91m)

This well proportioned room benefits from two front facing UPVC double glazed windows and two central heating radiators along with coving to the ceiling.

SUN ROOM

8' 5" x 5' 0" (2.59m x 1.54m)

A lovely additional area with vaulted ceiling, skylight and front and side facing uPVC windows. A timber entrance door leads to the private patio garden and single garage.





KITCHEN

8' 6" x 6' 11" (2.61m x 2.13m)

Fitted with a range of 'Shaker' style units above and below roll-top, wood effect work surfaces. Incorporated within is a single drainer stainless steel sink with mixer tap, a four ring gas hob with extractor fan over, single electric oven and integrated fridge. There is also space and plumbing for an automatic washing machine, ceramic tiled splash backs and a rear facing UPVC double glazed window,

FIRST FLOOR

LANDING

With a rear facing uPVC double glazed window, coving to the ceiling, access to the loft storage space and a useful cupboard housing the central heating boiler and hot water cylinder.



BEDROOM ONE

12' 9" x 9' 8" (3.90m x 2.96m)

Having front facing and side facing uPVC double glazed windows, a central heating radiator, a built-in wardrobe and further fitted bedroom furniture.

BEDROOM TWO

8' 9" x 9' 10" (2.68m x 3.02m)

Having a front facing uPVC double glazed window, a central heating radiator and coving to ceiling.

BATHROOM

Fitted with a modern three-piece suite comprising of a panelled bath with thermostatic shower over, pedestal wash hand basin and low flush WC. The walls are fully tiled with limestone effect ceramic tiles and there is also a central heating radiator and a rear facing uPVC double glazed window.



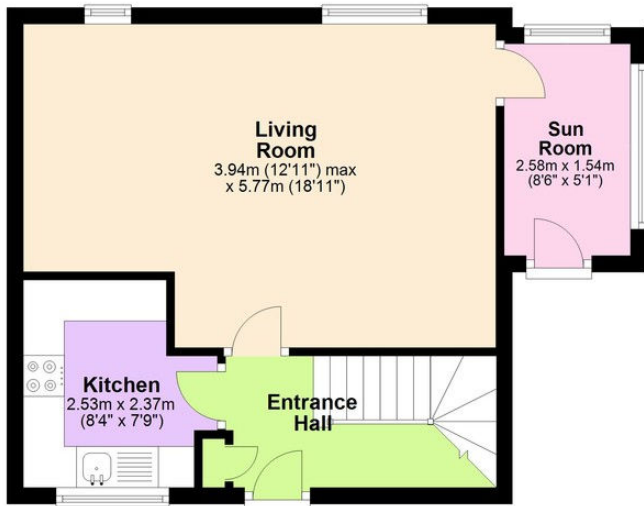
OUTSIDE

The property stands in well maintained communal gardens providing a lovely setting for this delightful mews type development

There is a pleasant, private patio area to the side of the property along with a single garage with up and over door, power and light.

Ground Floor

Approx. 36.8 sq. metres (396.5 sq. feet)



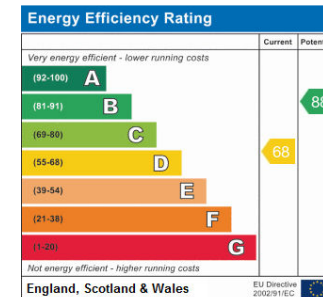
First Floor

Approx. 32.6 sq. metres (350.8 sq. feet)

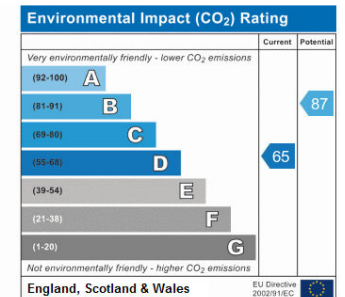


Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only.
Plan produced using PlanUp.

38 Ringinglow Road, Sheffield



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