



- Semi Detached
- Three Bedrooms
- Well Presented Accommodation
- NO CHAIN

## 1 Orchard Close, Ecclesfield, Sheffield, South Yorkshire, S5 9GJ

Offers In Region Of £179,950

Andersons are delighted to offer to the market, with the benefit of no chain, this well maintained, three bedroom semi-detached family home. Standing on a good sized corner plot, which may offer further development potential (subject to the usual planning and building regulations), and benefiting from ample off road parking (2 driveways), a single detached garage, uPVC double glazing, gas central heating and an enclosed rear garden. Located in the sought after village of Ecclesfield, within walking distance of amenities, good public transport links, reputable local schools, shops and parklands providing lovely walks. The property is within a short drive of the Meadowhall Shopping Centre allowing access to the railway and motorway networks, as well as shops and restaurants.



## Property Description

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The accommodation briefly comprises: Ground Floor Entrance Hall, Living/ Dining Room, Kitchen and Bathroom. First Floor Landing and three Bedrooms.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

Having a UPVC double glazed entrance door with complimentary side panel, essential heating radiator, laminate wood flooring and staircase leading to 1st floor accommodation.

##### LIVING/DINING

15' 10" x 10' 11" (4.85m x 3.33m)

A well presented and well proportioned reception room which benefits from a feature fireplace with contemporary timber surround with natural stone effect back and hearth and inset electric fire. There are front and side facing UPVC double glazed windows, a central heating radiator, dado rail and coving to the ceiling.





## KITCHEN

12' 1" x 12' 1" (3.70m x 3.69m)

Fitted with a comprehensive range of modern units above and below rolltop work surfaces incorporating a 1 1/2 bowl sink unit with mixer taps. There is space for a freestanding cooker, under counter fridge and freezer and space and plumbing for an automatic washing machine. There are also splash backs, coving to the ceiling, rear UPVC double glazed window, UPVC entrance door, central heating radiator and space for a bistro table.

## BATHROOM

6' 5" x 5' 5" (1.98m x 1.67m)

Fitted with a three-piece suite comprising of a paneled bath with mixer shower over, low flush WC and pedestal wash hand basin. There are ceramic tiles the walls, a central heating radiator and a side facing UPVC double glazed window.

## FIRST FLOOR

### BEDROOM ONE

15' 11" x 10' 11" (4.86m x 3.35m)

A good size master bedroom which benefits from a range of built-in fitted wardrobes with sliding doors, a central heating radiator, coving to the ceiling and a front facing UPVC double glazed window which provides lovely views over rooftops.

### BEDROOM TWO

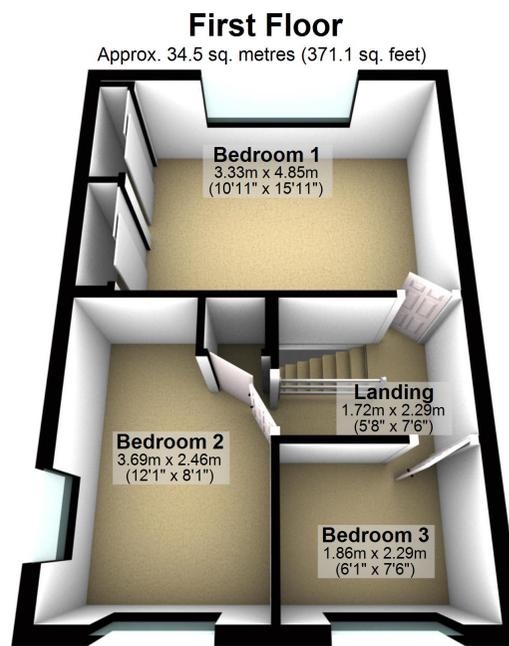
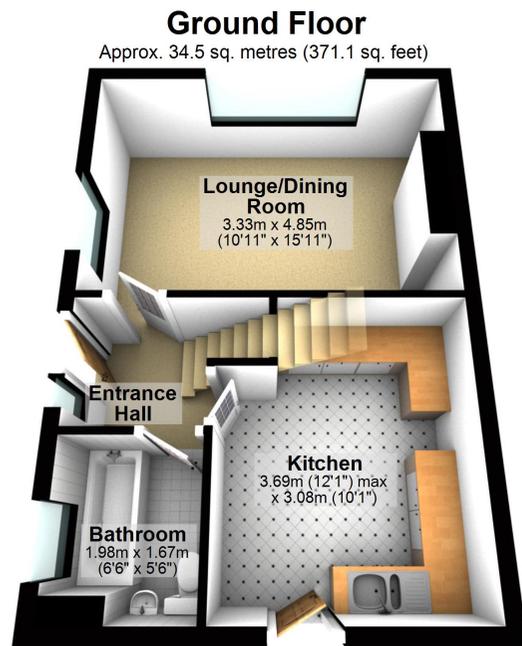
12' 3" x 7' 8" (3.75m x 2.34m)

With side and rear facing UPVC double glazed windows, coving to the ceiling, central heating radiator and useful storage cupboard which also houses the Valliant combination boiler.

### BEDROOM THREE

7' 6" x 6' 2" (2.31m x 1.89m)

Having a UPVC double glazed window, central heating radiator and coving to the ceiling.



**Total area: approx. 69.0 sq. metres (742.3 sq. feet)**

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

## OUTSIDE

To the front of the property sees a well maintained lawned garden behind brick walls. To the side there is a large gravel bed and driveway which provides ample car standing space. To the rear sees a further driveway which in turn leads to a single detached brick built garage. A secure timber gate leads to rear garden which benefits from low maintenance patios and gravelled areas.

EPC

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements