

EADON LOCKWOOD & RIDDLE
SALES • LETTINGS • SURVEYS



70 Carter Knowle Avenue, Ecclesall, Sheffield, South Yorkshire, S11 9FU

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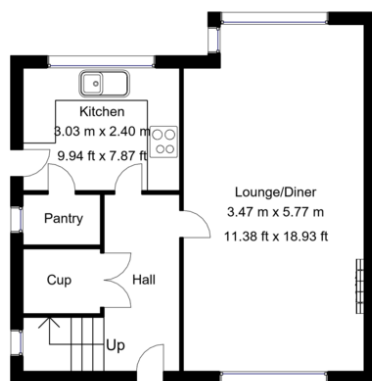
A very well-presented semi-detached property which is located towards the top end of this very desirable road, benefiting from little in the way of passing traffic. This lovely home has well-presented accommodation laid out over two floors and has plenty of potential for further development at both the side and rear and even via the loft subject to the necessary consents. This very desirable area is particularly popular with the family market due to the highly regarded local schooling and it is also convenient for the local amenities around Banner Cross including regular transport links into the city centre. The property has modern fixtures and fittings in all the right places, a large and sensibly landscaped garden, three good bedrooms, UPVC double glazing and a modern heating system via a combination boiler.

- Three good bedrooms, all of which would accommodate a double bed
- Open plan living room with a dual aspect to both the front and rear
- Modern kitchen with pantry and access to the carport
- Reception hall with deep cloaks cupboard
- Fully tiled bathroom and a separate W.C
- Drive and carport
- South facing garden with sunny sitting out area
- Large rear garden with terrace and patio
- UPVC double glazing and gas central heating via a combi boiler
- Close to highly regarded local schools

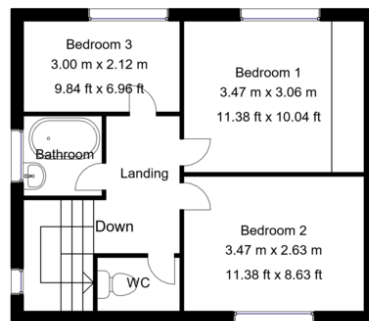




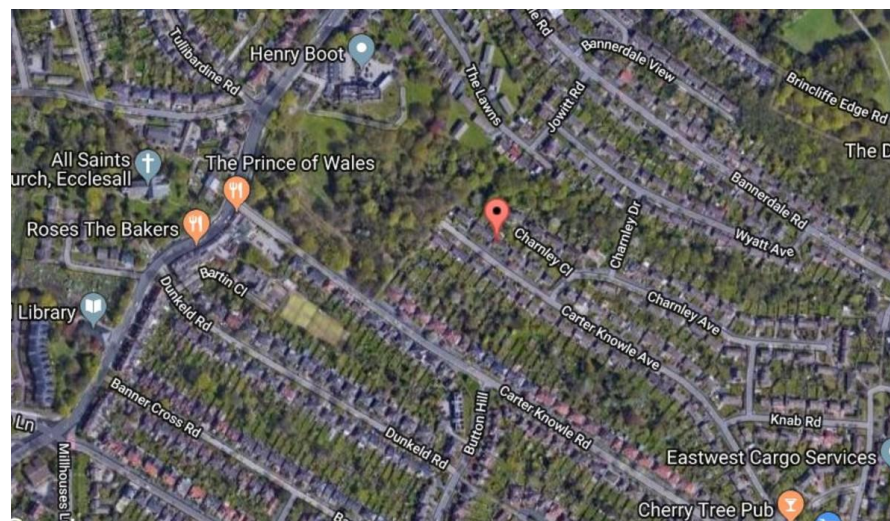
Ground Floor
43 Sq.m/462.06 Sq.ft
Approx



First Floor
39 Sq.m/418.09 Sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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