



- Semi detached family home
- Four Bedrooms
- No Chain
- Sought after location

9 Kingsley Park Grove, Ecclesall, Sheffield, S11 9HL

Offers In Region Of £480,000

A superb opportunity has arisen to purchase this 1930s four bedroom, semi-detached home with mature, good sized gardens. The property has retained much of its original charm and character and is well worthy of an internal inspection. The property is situated in the desirable residential suburb of Ecclesall which owes much of its popularity to the fact that it offers excellent schooling for all age groups. Local amenities can be found either at Millhouses or at Banner Cross both providing national supermarkets, excellent restaurants and local shops along with regular transport links to and from Sheffield city centre. The property benefits from gas central heating, UPVC double glazing and original oak panelling in the reception hall.



Property Description

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Having UPVC double glazed entrance doors with a crescent shaped top light, a further UPVC glazed door with complimentary double glazed side panels leads into the;

RECEPTION HALL

14' 9" x 9' 10" (4.51m x 3.00m)

This impressive reception hallway benefits from timber panelling to all walls, delft shelves, a central heating radiator, a side facing UPVC double glazed window and a useful under stair storage cupboard. A staircase leads to first floor accommodation.

CLOAKROOM WC

Fitted with a low flush w/c and wash hand basin and tiled splashback. There is also a small storage cupboard with front facing uPVC double glazed window, shelving and hanging storage.

LIVING ROOM

14' 9" x 11' 11" (4.52m x 3.64m)

A well proportioned living room which benefits from a front facing UPVC double glazed bay window, coving to the ceiling, a feature fireplace with natural stone surround and a central heating radiator.

DINING ROOM

14' 9" x 11' 10" (4.50m x 3.62m)

A large UPVC double glazed picture window provides lovely views over the wonderful garden. There is also a coal effect electric fire with Adam style fireplace, coving to the ceiling and a central heating radiator.

KITCHEN/BREAKFAST ROOM

16' 4" x 9' 11" (5.00m x 3.03m)

Fitted with a comprehensive range of shaker style units above and below roll top work surfaces, with complimentary upstands, providing ample storage potential. Incorporated within is a single drainer stainless steel sink with mixer taps, space and plumbing





for an automatic washing machine and integrated dishwasher and space for low-level fridge and freestanding cooker. There are also tiled splash backs and rear and side facing UPVC double glazed windows.

UTILITY ROOM

12' 3" x 6' 11" (3.75m x 2.11m)

With a range of retro style cupboards below work surface, Glowworm Micron central heating boiler, UPVC double glazed windows and front and rear facing UPVC doors.

STORE ROOM

4' 10" x 3' 8" (1.48m x 1.14m)

FIRST FLOOR

LANDING

Having a side facing UPVC double glazed window, a central heating radiator and access to loft storage space.

MASTER BEDROOM

14' 9" x 11' 10" (4.51m x 3.63m)

A UPVC double glazed bay window provides beautiful views over rooftops, onto local woodland and open countryside beyond. There is also a range of built-in bedroom furniture with hanging and overhead storage, a central heating radiator and a picture rail.

BEDROOM TWO

14' 9" x 11' 10" (4.51m x 3.63m)

With a rear facing UPVC double glazed window with views onto the garden, a central heating radiator, a picture rail and a range of built-in wardrobes.

BEDROOM THREE

11' 6" x 9' 10" (3.51m x 3.0m)

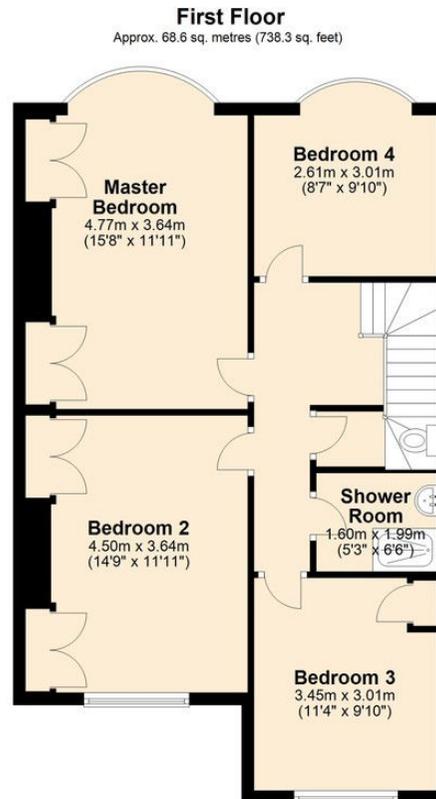
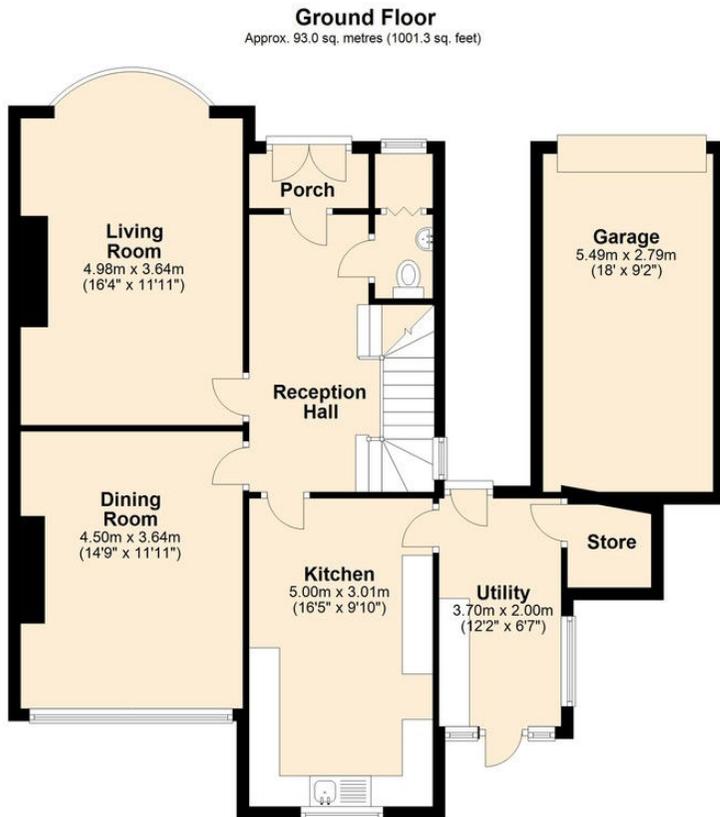
Having a rear facing UPVC double glazed window, a central heating radiator and cylinder airing cupboard.

BEDROOM FOUR

9' 10" x 8' 6" (3.00m x 2.60m)

With a front facing UPVC double glazed bay window with views over roof tops, a central heating radiator and picture rail.





Total area: approx. 161.6 sq. metres (1739.6 sq. feet)

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

SHOWER ROOM

6' 5" x 5' 2" (1.98m x 1.60m)

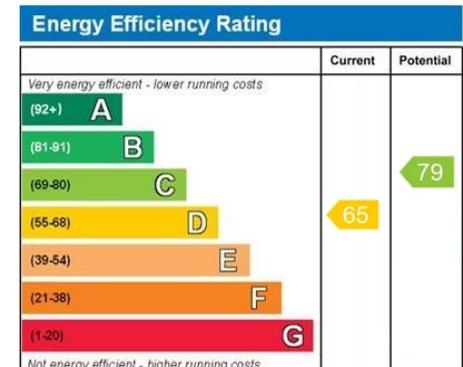
Fitted with a two piece suite comprising of a large shower cubicle with electric shower and a vanity wash hand basin. There is a chrome towel radiator, tiled walls, recessed ceiling spotlights and a UPVC double glazed window.

SEPARATE W/C

Having a low flush WC, ceramic tiled walls, a central heating radiator and a side facing uPVC double glazed window.

OUTSIDE

To the front of the property is a driveway which provides car standing space and in turn leads to a single garage. There is also a garden area with mature shrubs and bushes. To the rear sees a good sized garden mostly laid to lawn with established beds, shrubs and bushes.



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