





3 Silver Hill Road

Ecclesall • Sheffield • S11 9JG

Guide Price £500,000 - £525,000

An attractive 3-bedroom period semi-detached property located on a tree-lined road in the heart of Ecclesall. Recently refurbished to create a spacious family home retaining original features, character, and charm. Benefits from a south facing rear garden, partial double glazing, combination gas central heating and neutral décor throughout, with a modern kitchen and bathroom. Offering potential to convert the loft space to create a further bedroom/s an en-suite, subject to necessary consents. Excellent catchment area for reputable schools. Freehold & No Onward Chain. You enter the property into a welcoming hallway, leading through to a period bay windowed lounge presented in neutral tones, with a feature fireplace and decorative coving. Overlooking the rear garden is a light and airy dining room complemented by French doors, opening onto a south facing decked patio and garden. The modern kitchen is fitted with gloss units, complementary worktops, and tiled splashbacks, incorporating a Range oven and space for freestanding appliances, which are included in the sale. The cellar creates an impressive utility room providing plumbing and further units, with adjoining storage space. The first floor comprises of three bedrooms, including two generously proportioned double rooms, all presented in neutral décor and carpet. The third bedroom is a single bedroom. The family bathroom is equipped with a modern 3-piece white suite, including a corner shower, chrome heated towel rail, and downlights. Externally, a front low maintenance garden creates privacy and a great first impression, with a path leading to a secure gate. The rear garden is south facing, designed with a raised decked patio leading from the house, which overlooks an artificial lawn, enclosed by fencing and complemented by attractive planting. Silver Hill Road is a popular road well-served by local shops and amenities, highly regarded schools, Ecclesall Woods and Millhouses Park, further recreational facilities, public transport, and access to the city centre, hospitals, universities, Dore Train Station, and the Peak District.



- Attractive Period Semi-Detached Property in S11
- 3 Bedrooms
- Beautiful Interior. A Must See.
- 2 Light & Airy Reception Rooms
- Potential to Convert Loft to Create Fourth Bedroom
- Partial Double Glazing & Combi Boiler
- South Facing Rear Garden & Decked Patio
- Reputable Schools within Catchment
- Freehold & No Onward Chain
- Council Tax Band C, EPC D



3 SILVER HILL ROAD

APPROXIMATE GROSS INTERNAL AREA = 112.5 SQ M / 1211 SQ FT

CELLAR = 23.5 SQ M / 253 SQ FT

TOTAL = 136 SQ M / 1464 SQ FT

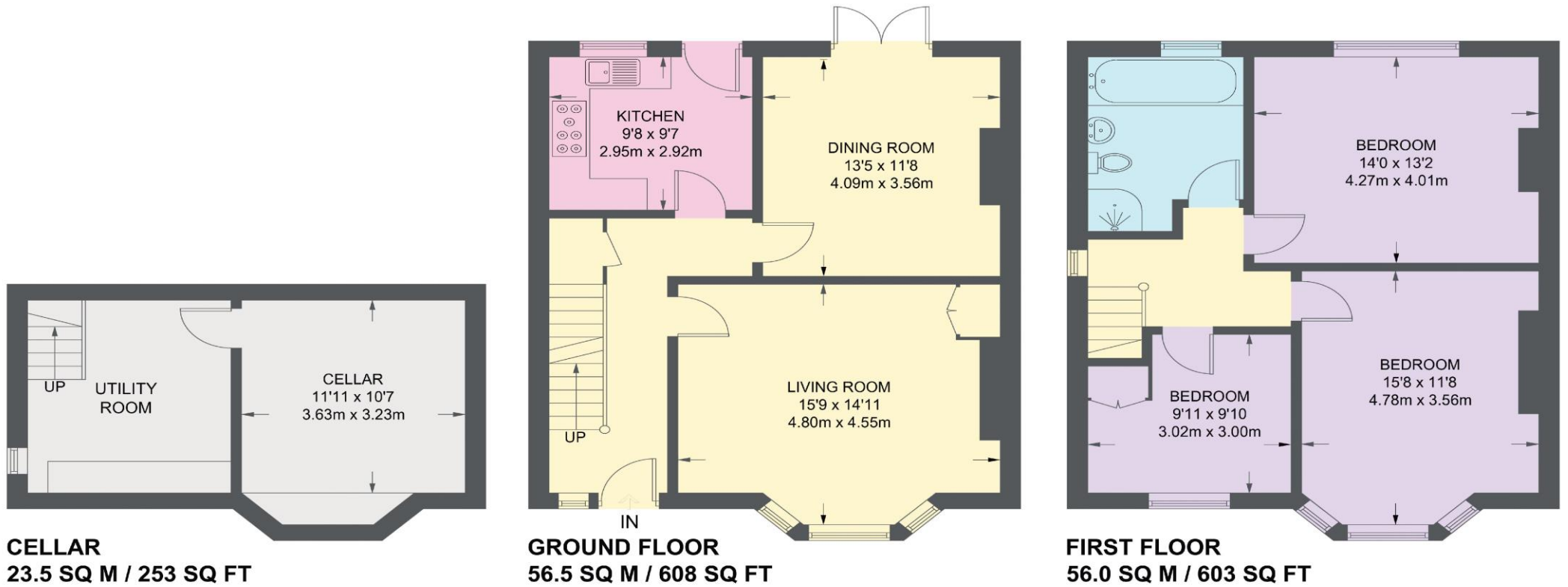


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.