







## 3 Banner Cross Drive

Banner Cross • Sheffield • S11 9EE

Guide price £365,000 - £385,000

Ideally located off Ecclesall Road South on a quiet cul de sac is a 3-bedroom semi-detached family home. Features light and airy lounge, open plan dining kitchen opening out onto the private, enclosed rear garden and generous off-street parking for multiple vehicles. Benefits from combination gas central heating and double glazing. A composite front door opens into the welcoming lounge incorporating tiled WC under stairs, The light and airy front bay fronted lounge is presented in modern tones, complemented by picture rails, coving and vertical made to measure blinds. The rear opening directly onto the garden through double doors is a spacious dining kitchen separated by breakfast bar. Fitted with white gloss wall and base units, contrasting quartz worktops providing space with plumbing for freestanding appliances. Stairs rise to the first-floor landing providing access to the partially boarded loft space. Comprising of 3 bedrooms, the master having a bay window and period features to include picture rails and Victorian fire surround. The modern bathroom is stylishly tiled equipped with 3-piece white suite, overhead rainfall shower, glass screen and heated towel rail. Externally a block paved driveway created off street parking for multiple vehicles. At the rear is a tiered stone patio ideal for socialising or relaxing and partial lawn filled with attractive planting, and established bushes. Banner Cross Drive is ideally situated for access to reputable local schools, the shops, bars, pubs, cafes and restaurants on Ecclesall Road and is within easy reach of the Peak District and transport links into the city centre.





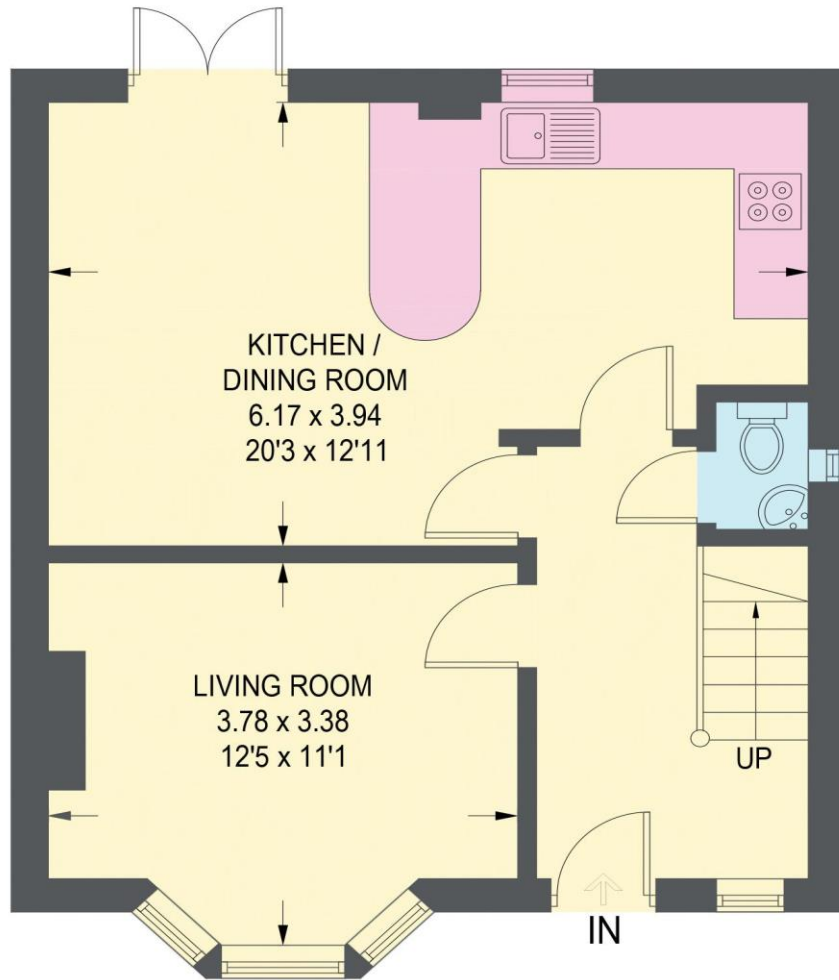
- Semi Detached Property in Banner Cross
- 3 Bedrooms
- Open Plan Dining Kitchen
- Popular Location & Excellent Transport Links
- Stylish Bathroom
- Combination Boiler & Double Glazing
- Attractive Garden & Patio
- Generous Block Paved Driveway
- 800 years from 25 March 1927 £5 pa
- Council tax Band C, EPC Rating TBC



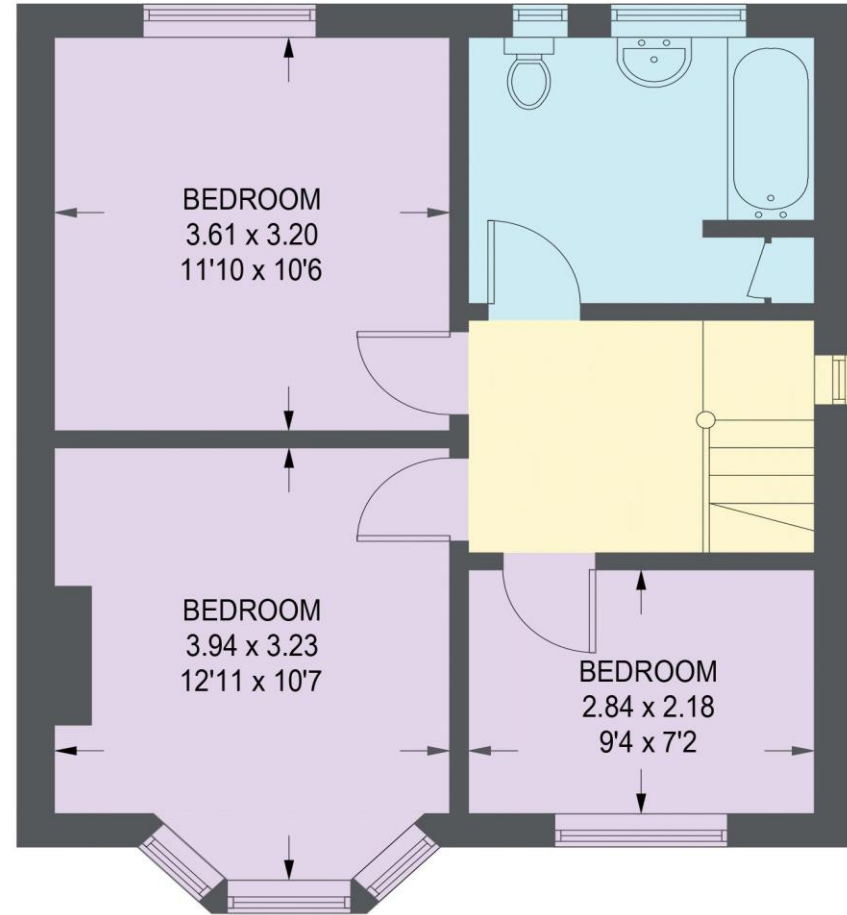


# 3 BANNER CROSS DRIVE

APPROXIMATE GROSS INTERNAL AREA = 88.3 SQ M / 951 SQ FT



**GROUND FLOOR**  
**44.3 SQ M / 477 SQ FT**



**FIRST FLOOR**  
**44.0 SQ M / 474 SQ FT**

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



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