



59 The Granary, Ecclesall Road, Sheffield, S11 8HL

Saxton Mee

# 59 The Granary

## Ecclesall Road

Offers Over

# £125,000

Offered for sale with NO CHAIN and VACANT POSSESSION. A superb, spacious one double bedroomed apartment with a LARGE ENTERTAINING TERRACE. This apartment is based in the highly desirable location on Ecclesall Road in walking distance of all the cafes, restaurants and wine bars, and also Sheffield Town Centre.

The apartment briefly comprises: communal entrance, lift and stair access to the second floor reception hallway, spacious open plan kitchen/dining/living space with access to the large terrace, well proportioned double bedroom, stylish shower room with a large step-in shower area with mixer shower, Villeroy and Boch wall hung WC and corner wash hand basin. Outside, communal gardens.

Ideal for owner occupiers and investors - has EWS1 certificate

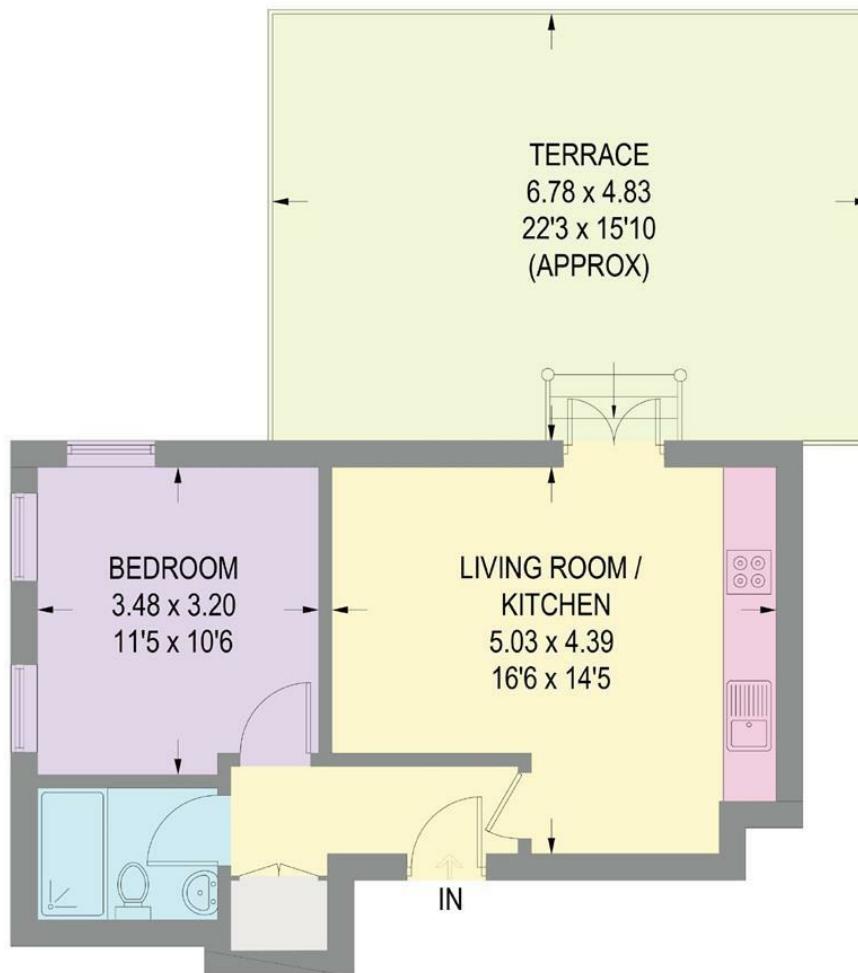


- NO ONWARD CHAIN
- POPULAR ECCLESALL ROAD LOCATION
- LARGE ENTERTAINING TERRACE
- SPACIOUS OPEN PLAN KITCHEN AND LIVING AREA
- WELL PROPORTIONED DOUBLE BEDROOM
- MODERN SHOWER ROOM
- ELECTRIC HEATING
- EWS1 CERTIFICATE
- COUNCIL TAX BAND: B - EPC RATING: C
- VIEWINGS VIA SAXTON MEE BANNER CROSS



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APPROXIMATE GROSS INTERNAL AREA = 39.7 SQ M / 427 SQ FT



## SECOND FLOOR

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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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