



22 Roach Road, Ecclesall, Sheffield, S11 8UA

Saxton Mee

22 Roach Road Ecclesall

Guide Price

£400,000

Guide Price: £400,000-£410,000

Located in the highly sought-after area of Hunters Bar, this spacious four double bedroom terraced home offers beautifully presented accommodation arranged over three floors, combining character features with stylish modern touches throughout. Ideally positioned within walking distance of Endcliffe Park, well-regarded local schools, independent cafés and popular restaurants, the property is perfectly suited to families and professionals alike.

The ground floor comprises a bright and welcoming living room featuring a large bay window that fills the space with natural light, alongside a separate dining room complete with a charming exposed brick fireplace, creating the perfect setting for both everyday living and entertaining. The off-shot kitchen provides practical and well-designed workspace with access to the rear garden.

To the first floor is a generous master bedroom boasting a stunning sash window, far-reaching views and additional built-in storage. A recently refurbished contemporary family bathroom serves this floor, together with a further spacious double bedroom.

The second floor offers two additional tastefully decorated double bedrooms, providing flexible accommodation ideal for growing families, guests or home working.

Externally, the property benefits from an attractive raised rear garden featuring a lawned area and decking, perfectly suited for relaxing or outdoor entertaining. A useful cellar also provides excellent additional storage space.



- Spacious four double bedroom terraced home
- Located in the highly desirable Hunters Bar area of Sheffield, within walking distance of Endcliffe Park, excellent local schools, independent cafés and popular restaurants
- Bright living room featuring a large bay window allowing for an abundance of natural light
- Separate dining room with attractive exposed brick fireplace ideal for entertaining
- Generous master bedroom with beautiful sash window, far-reaching views and additional storage
- Recently refurbished stylish family bathroom alongside three further tastefully decorated double bedrooms
- Attractive raised rear garden with lawned area and decking perfect for relaxing and entertaining
- Useful cellar providing excellent additional storage space
- Viewings Via Saxton Mee Banner Cross







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