



88 Button Hill, Ecclesall, Sheffield, S11 9HJ



88 Button Hill Ecclesall

Guide Price

£575,000

GUIDE PRICE £575,000 - £600,000

Situated in this very popular and sought after location, set back from the road this deceptively spacious 4 bedroom semi-detached Freehold family home up for sale with no onward chain. The property has the benefit of a lovely private rear garden and has excellent potential for a loft conversion and to extend to the rear, subject to any necessary consents. A very desirable location within proximity of excellent performing schools and close to nearby sports facilities, shops and other amenities and a very short drive of the beautiful open countryside of the Peak National Park.

Superb spacious panelled entrance hallway, cloakroom with w.c. and w.h.b. A well proportioned bay windowed living room, separate dining room with feature fireplace and French windows leading out onto the rear terrace, lovely large garden with a superb backdrop, breakfast kitchen with extensive range of units. On the first floor 4 excellent bedrooms, family bathroom, with full suite and separate shower cubicle, large landing with access to large loft with great potential for conversion to further bedroom accommodation or master bedroom with ensuite subject to any necessary consents.

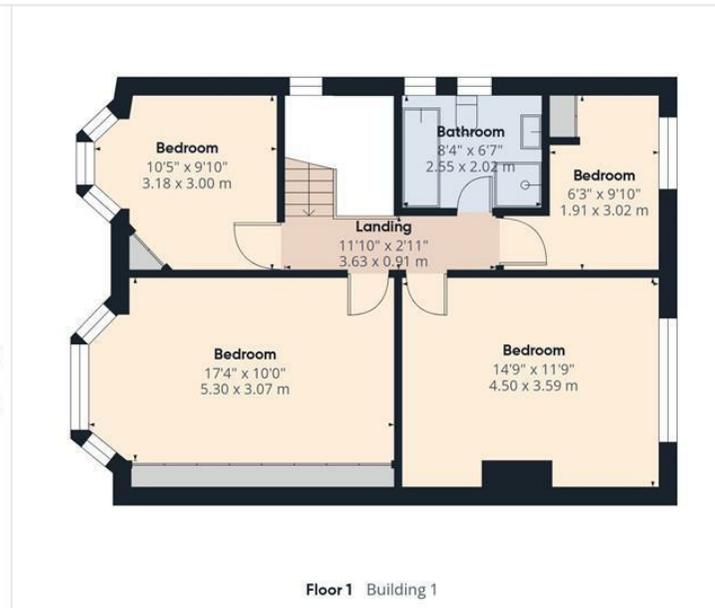
Outside to the front the property is set well back from the road, there is an excellent driveway with good off-road parking, attractive front garden. To the rear a detached garage, lovely private level garden with lawn, floral borders, great aspect and backing onto the grounds of Mylnhurst.



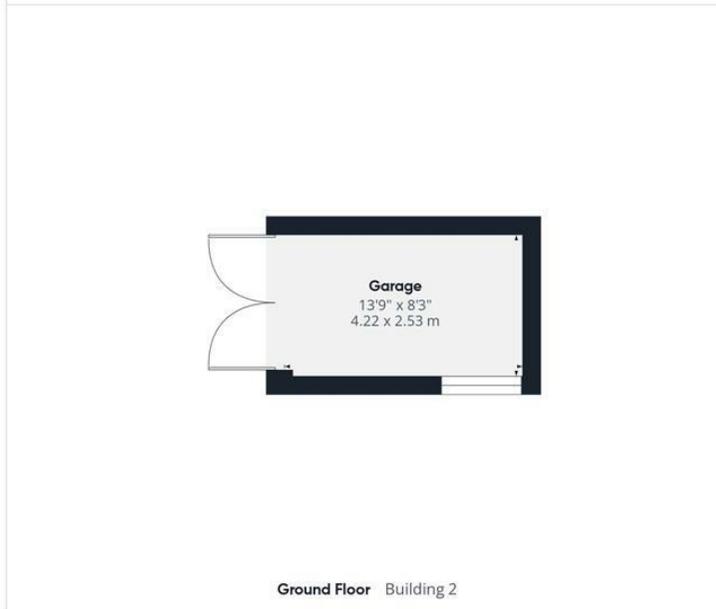
- Excellent large 4 bedroom family home
- Very sought after position on this popular road, set well back and having a very striking appearance
- The property does need some general updating
- No onward vendor chain
- Excellent potential for loft extension or to extend to the rear subject to any necessary consents
- Lovely large private level rear garden
- Excellent catchment area for schools
- Easy reach of the open countryside of the Peak District







Approximate total area^m
 1392 ft²
 129.4 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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