



3, Porter Brook Mews, 69 Stalker Lees Road, Ecclesall, Sheffield, S11 8NP



3, Porter Brook Mews,

Ecclesall

Prices From

£590,000

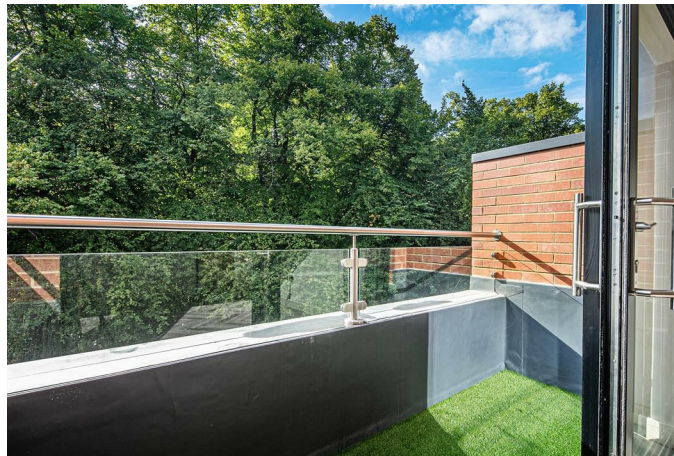
A simply stunning three bedroom/three bathroom townhouse located in this central location overlooking the Porter Brook river and finished to an extremely high specification throughout.

The accommodation briefly comprises: Entrance porch with refuge storage space. A welcoming entrance hallway is accessed via a fully glazed door with access to the integral garage and stairs rising to the first floor. Downstairs W.C. To the rear of the property is a stunning, stylish fitted kitchen having a range of units and high specification integrated appliances. Bi-folding doors lead out onto a patio creating an excellent combination of indoor/outdoor living. To the first floor are two large double bedrooms, both having an en suite shower room with a fully fitted modern suite. A further staircase rises to the first floor to a further spacious double bedroom having it's own en suite shower room and the family sky lounge with central media wall and access onto the delightful roof terrace.

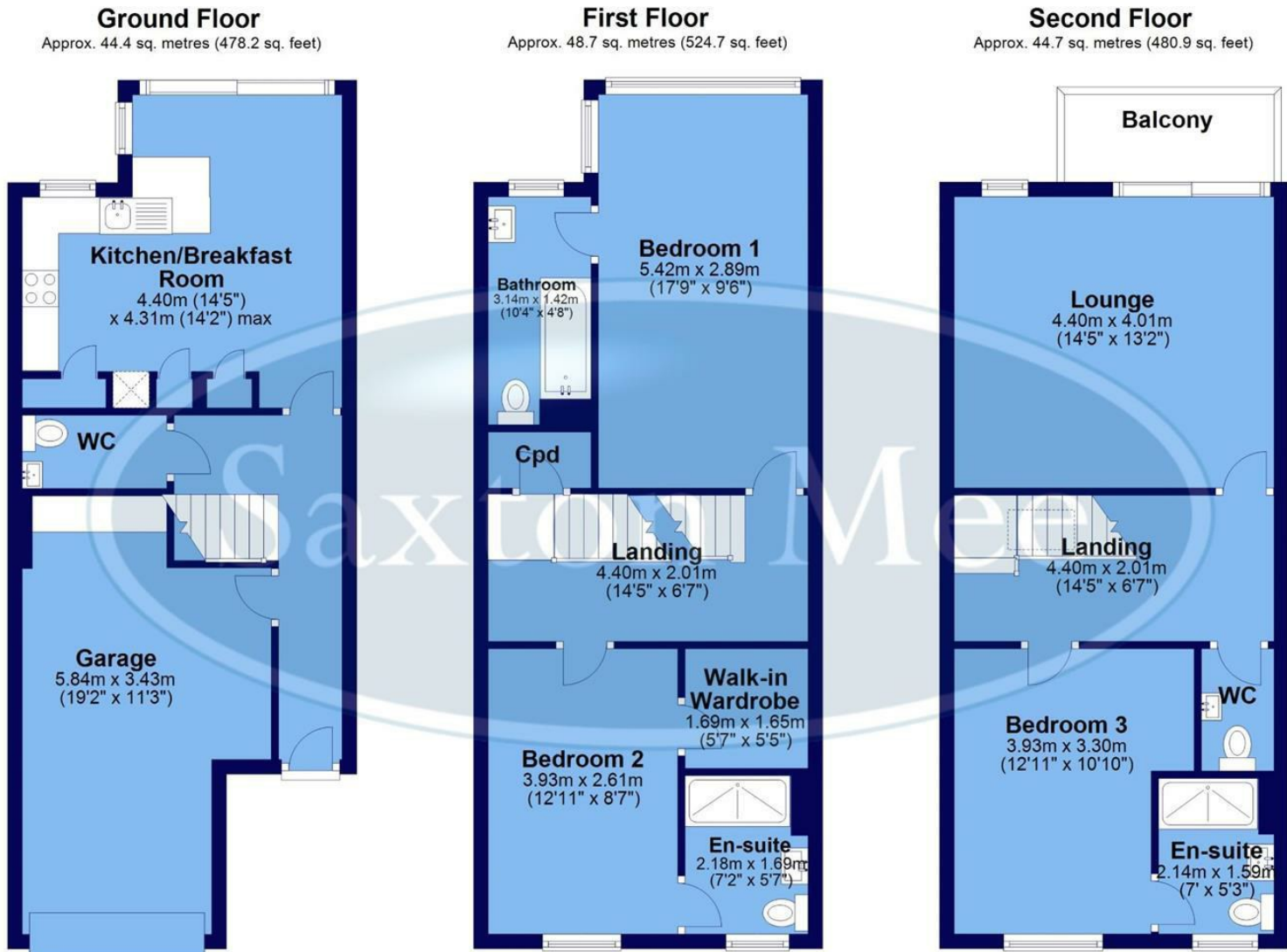
Outside can be found a good sized rear garden with lawn, fencing to the borders and patio seating area. At the end of the garden is the river Porter Brook, providing a fabulous back drop and giving a real sense of peacefulness. Beyond the river is the Sheffield General Cemetery and Samuel Worth chapel, of which has had large investment in recent months to create a superbly maintained open space.



- Stunning New Build Development Of Just 9 Homes
- Sought After Location Within A Stones Throw Of Ecclesall Road
- Enjoying A Most Peaceful Backdrop Onto The Porter Brook And Sheffield Cemetery
- High Specification Throughout Including Solar Panels
- Six Year New Build Warranty Available
- Integral Garage Providing Off Street Parking
- Large Rear Garden With Patio
- Tenure - Freehold / Council Tax Band TBC
- EPC Rating - TBC
- Viewing Via Banner Cross Office







Total area: approx. 137.9 sq. metres (1483.8 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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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