



EADON LOCKWOOD & RIDDLE
SALES • LETTINGS • SURVEYS



39 Cortworth Road, Ecclesall, S11 9LN

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A significantly extended (3356 square foot) family home situated on a wider than average, south facing plot of approximately one third of an acre.

This outstanding property boasts a wealth of sensibly designed accommodation laid out over two floors including a spacious master suite, fantastic open plan living kitchen with bi-fold doors to the gardens and three additional reception rooms providing plenty of space even for the larger families.

Ecclesall is a hugely popular locality due in part to the outstanding local schooling, with both Dobcroft and Silverdale schools being found within a short walk and the ancient woodland provides numerous walking trails to explore, leading out towards the beautiful surrounding countryside.

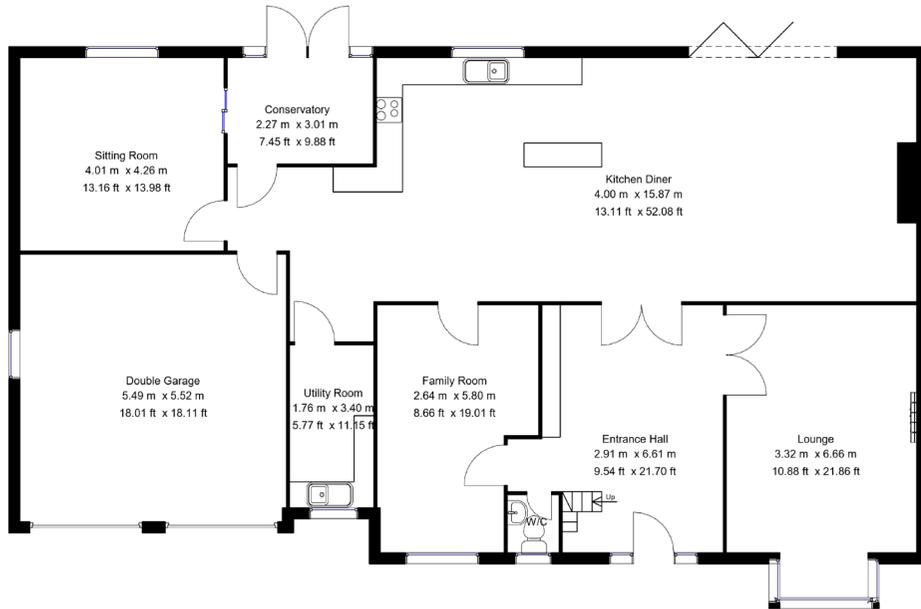
The property itself is available with no onward chain and the superb internal finish is sure to appeal and compliments the stunning, landscaped south facing garden which really make this house stand out from the crowd.

- Five double bedrooms including a private and spacious master suite
- Three luxurious bathrooms with modern suites framed by elegant tiling
- Large and open plan living kitchen with Silestone work tops extending to a substantial island unit
- Sitting room featuring a gorgeous dressed stone fireplace and multi fuel stove
- Two additional reception rooms offering versatility in their use
- Block paved off road parking and an integrated double garage
- Storm porch opening to a welcoming reception hall and modern Oak staircase
- Ground floor W.C, utility room and rear lobby/conservatory
- Stunning landscaped grounds with a sunny, south facing orientation
- Modern heating system (under floor in the kitchen) and UPVC D/G

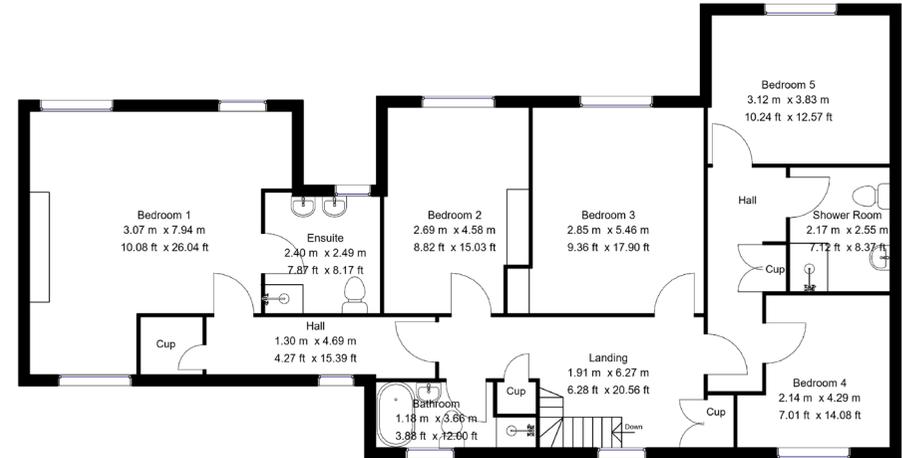




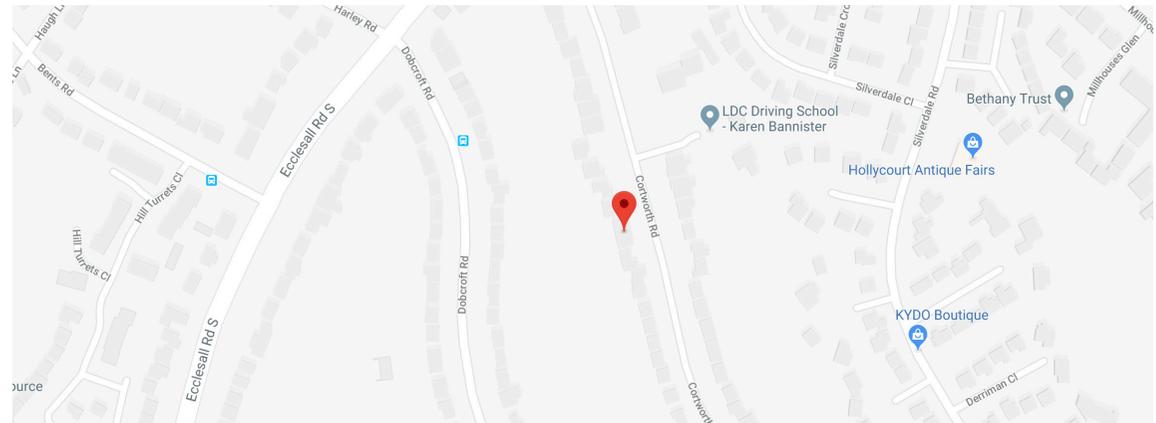
Ground Floor
Area 2030 Sq.Ft/189 Sq.M.
Approx



First Floor
Area 1326 Sq.Ft/123 Sq.M.
Approx



Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited.
Plan produced using PlanUp.



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk



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