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**12 Rosedale Gardens, Ecclesall**

Sheffield

**Guide Price £270,000 - £280,000**



# 12 Rosedale Gardens

Ecclesall, Sheffield

Nestled in a delightful quiet and little known cul-de-sac in the sought-after location of Sheffield Eleven, this stunning three-bedroom semi-detached property offers a rare opportunity to market. Boasting resident parking scheme, as well as the potential for a driveway and with a fabulous a private rear garden. Immaculately finished to a high standard throughout, this home is ideally suited for a professional couple, young family or the first-time purchase. Furthermore, with its proximity to highly sought after schools including Hunters Bar Juniors and High Storrs Secondary. Convenience is a key feature of this property, as it is within a short walk of the vibrant and cosmopolitan amenities of Ecclesall Road and Sharrow Vale, allowing residents to enjoy the plethora of independent shops, cafes, and restaurants.

Council Tax band: B Tenure: Leasehold

- WELL PRESENTED AND PROPORTIONED THREE BEDROOM BAY WINDOWED SEMI-DETACHED HOME
- QUIET LITTLE KNOWN ROAD SET BACK FROM ECCLESALL ROAD YET WITHIN WALKING DISTANCE OF ALL THE AMENITIES
- REAR FITTED KITCHEN WITH FRENCH DOORS GIVING ACCESS TO THE REAR
- PRIVATE REAR SUNNY ENCLOSED GARDEN AND RESIDENTS PERMIT PARKING TO THE FRONT
- OFSTED RATED EXCELLENT SCHOOLING CATCHMENTS INCLUDING HUNTERS BAR JUNIORS AND HIGH STORRS SECONDARY









## Ground Floor

Approx. 29.8 sq. metres (320.6 sq. feet)



## First Floor

Approx. 28.4 sq. metres (305.7 sq. feet)



Total area: approx. 58.2 sq. metres (626.3 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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