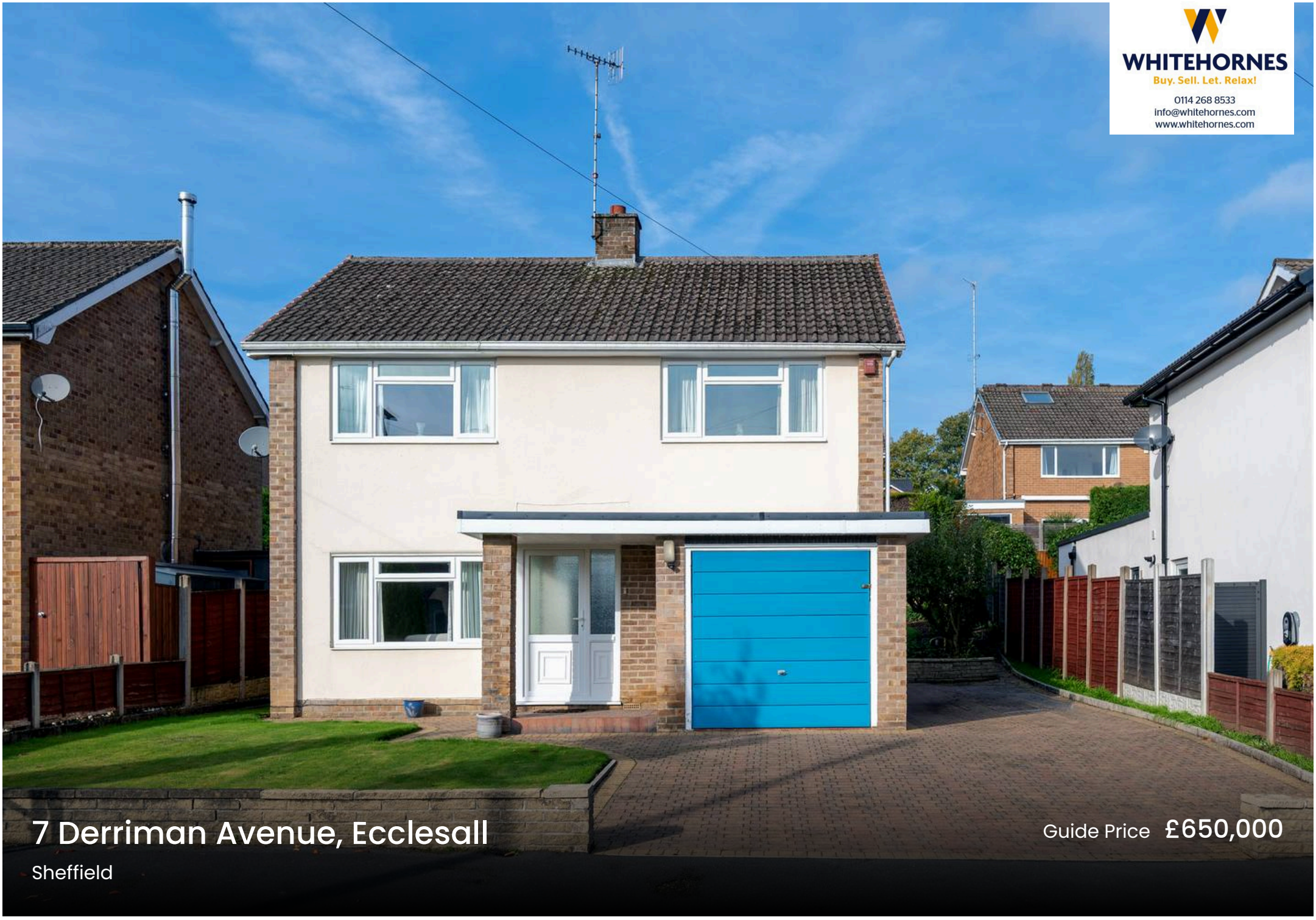


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7 Derriman Avenue, Ecclesall

Sheffield

Guide Price £650,000

7 Derriman Avenue

Ecclesall, Sheffield

This fantastic three-bedroom detached family home is situated in the heart of S11, within the highly sought-after residential suburb of Ecclesall. The property offers an excellent opportunity for buyers looking to create their dream home, as it is in need of some modernisation and presents a perfect blank canvas for personalisation and future value. The spacious layout includes a welcoming entrance hall, generous living spaces, and well-proportioned bedrooms, making it ideal for growing families or professional couples. The property is well located for local schooling, falling within the catchment areas for Dobcroft Infant and Junior Schools as well as Silverdale Secondary School. With Millhouses Park and Ecclesall Woods just a short stroll away, the home is perfect for those who enjoy outdoor activities and a vibrant community atmosphere. Ample off-road parking is provided via the driveway, and the large garage offers further convenience and storage options. The property boasts superb private sunny gardens to both the front and rear. The rear garden is particularly well-sized and enjoys a pleasant aspect. The driveway allows for easy parking of multiple vehicles, and the garage provides secure storage or potential workshop space (subject to requirements). This home truly offers a wonderful setting, both inside and out, for the next owners to enjoy.
Council Tax band: E

Tenure: Leasehold

- FANTASTIC THREE BEDROOM DETACHED FAMILY HOME IN THE HEART OF S11
- SITUATED IN THE POPULAR RESIDENTIAL SUBURB OF ECCLESALL

















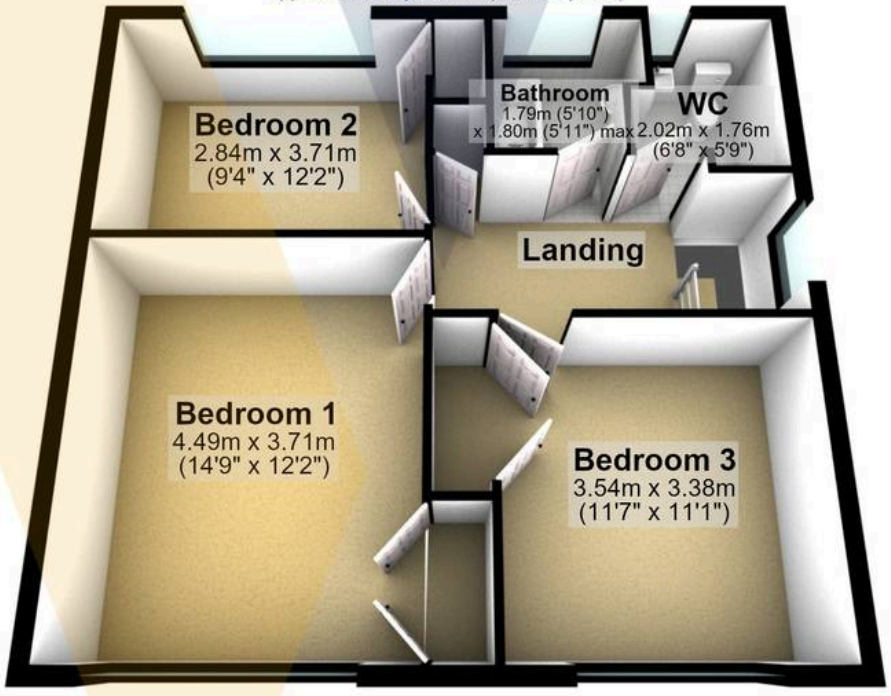
Ground Floor

Approx. 69.5 sq. metres (747.9 sq. feet)



First Floor

Approx. 58.6 sq. metres (631.3 sq. feet)



Total area: approx. 128.1 sq. metres (1379.1 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

7 DERRIMAN AVENUE

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