

Saxton Mee



**Shore Lane Sheffield S10 3BX**  
**Asking Price £700,000**

**St Luke's**  
Sheffield's Hospice

# Shore Lane

Sheffield S10 3BX

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**\*\*LAST PLOT AVAILABLE\*\*STUNNING DUPLEX APARTMENT\*\*PRIVATE SOUTH FACING TERRACE\*\***

An impressive double fronted, newly converted three bedroom ground floor duplex apartment with a private entrance and south facing garden terrace.

Bay fronted, dual aspect living/family room with doors leading to the private garden terrace.

Separate bespoke kitchen/dining with large feature breakfast bar and integrated appliances.

Three generously sized double bedrooms. The large master bedroom comes with luxury ensuite, whilst the second and third bedroom are complimented by the large family bathroom.

This property also includes a utility room, ample storage and dedicated parking for two vehicles.

## TAPTON COURT DEVELOPMENT

Tapton Court comprises a collection of beautifully converted historic buildings and just three originally designed new homes. Situated within 3.5 acres of mature walled grounds just a short drive from Sheffield city centre, Tapton Court offers great local amenities and night life.

- FINAL AVAILABILITY - LAST OPPORTUNITY TO LIVE WITHIN THIS EXCLUSIVE NEW ADDRESS
- BAY FRONTED BRIGHT AND SPACIOUS OPEN PLAN LIVING/DINING
- EXPANSIVE PRIVATE WRAP AROUND GARDEN TERRACE
- THREE DOUBLE BEDROOM, MASTER COMPLETE WITH EN-SUITE
- EXCELLENT TRANSPORT LINKS & EASY ACCESS TO THE PEAK DISTRICT
- CENTREPIECE PROPERTY ENTERED VIA THE ICONIC FAÇADE OF THE MAIN CONVERSION
- SEPARATE BAY FRONTED BESPOKE KITCHEN WITH INTEGRATED APPLIANCES AND BREAKFAST BAR
- LUXURY FAMILY BATHROOM AND AMPLE STORAGE SPACE THROUGHOUT
- HIGH SPECIFICATION THROUGHOUT AND FINISHED TO THE HIGHEST STANDARDS
- LOCAL AMENITIES CLOSE TO CENTRAL SHEFFIELD





## LOCATION

Despite it's city location it's also just a 4 minute drive to Sheffield's Botanical Gardens, which are listed by English Heritage as a Grade II site of special historic and architectural interest aswell as a collection of linked parks and woods.

If you are willing to drive just a little further you are also minutes away from some of the Peak Districts most noted locations such as Mam Tor, Jacobs Ladder, Kinder Scout, Blue John cavern and Ladybower Reservoir for all you nature lovers.

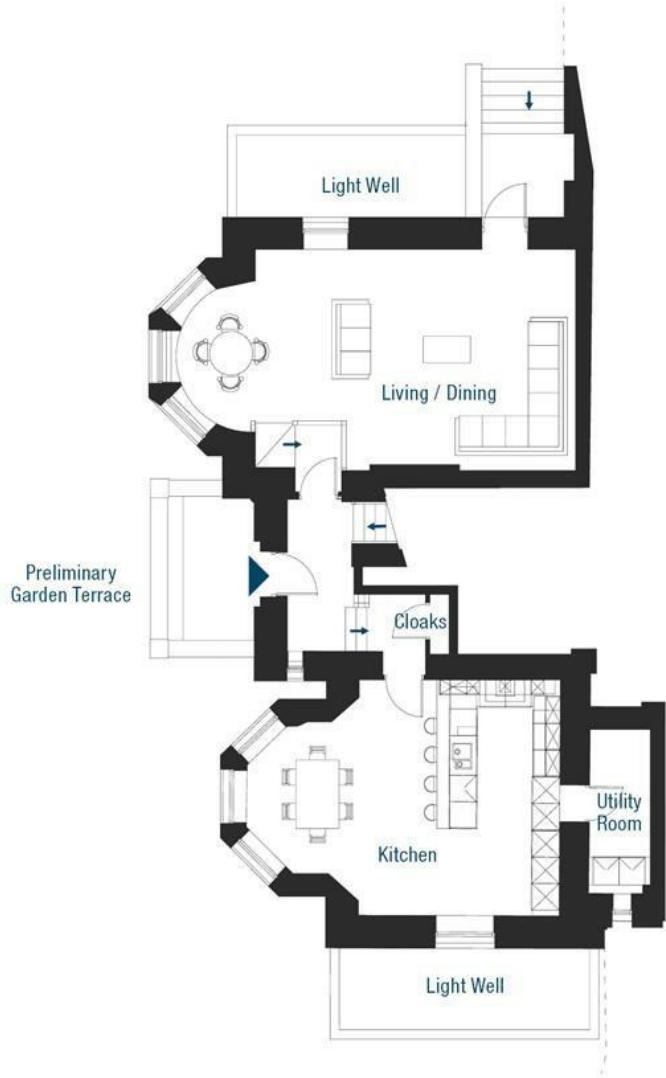
By car, the A57 takes you on a lovely scenic route across the peak district to Manchester and there are also frequent bus services operating between Fulwood Road (just a minute walk away) and Sheffield.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.



#### LOWER LEVEL

Master Bedroom	7130 x 4755	(23' 5" x 15' 7")
Master En-suite	2925 x 1715	(9' 7" x 5' 8")
Bedroom 2	3795 x 3335	(12' 5" x 10' 11")
Bedroom 3	5660 x 4535	(18' 7" x 14' 11")
Bathroom	3575 x 3120	(11' 9" x 10' 3")



#### UPPER LEVEL

Living / Dining	9185 x 4965	(30' 2" x 16' 3")
Kitchen	7190 x 5300	(23' 7" x 17' 5")
Utility Room	3670 x 1350	(12' 0" x 4' 5")

Tapton Court - West Court Plot 01 floor plan. The P J Livesey Group reserve the right to amend or change this plan at any time.

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Hillsborough  
Stocksbridge**

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