

**Morton Works West Street Sheffield S1 4DZ**  
**Price £85,000**



## Morton Works

Sheffield S1 4DZ

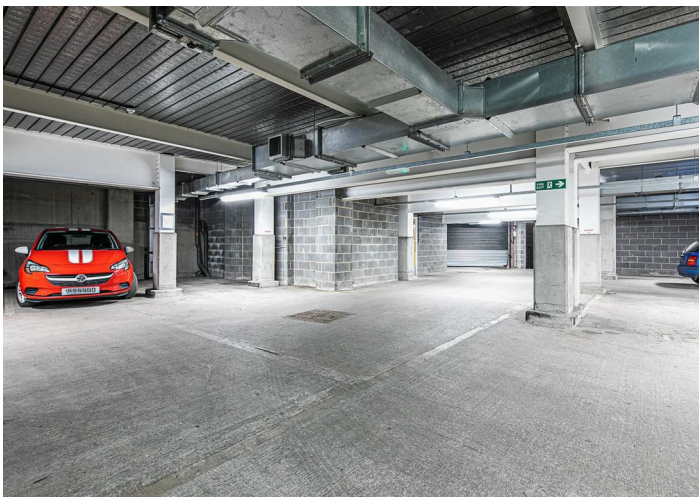
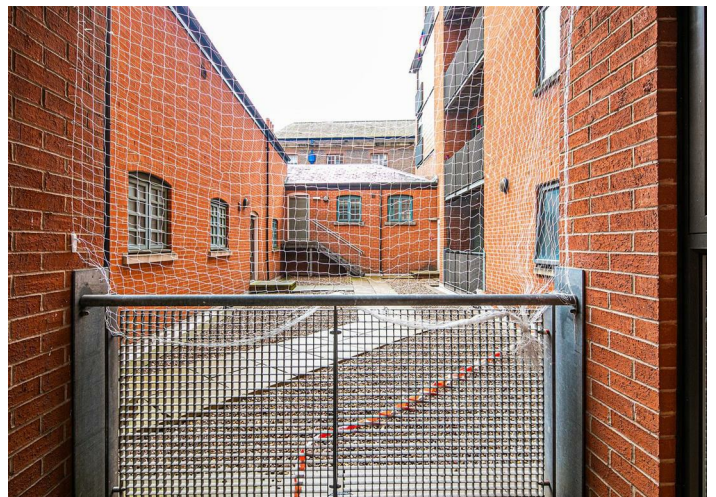
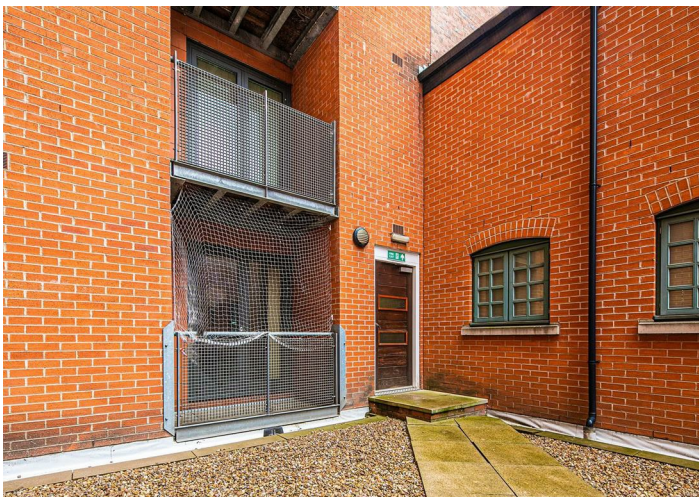
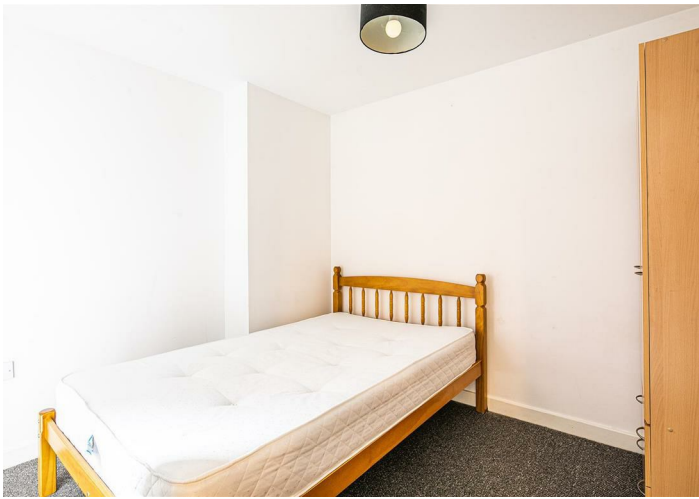
**Price £85,000**

**\*\* ALLOCATED PARKING AND BALCONY \*\* NO CHAIN \*\*** Located within the popular Morton Works development in the heart of the bustling City Centre is this delightful apartment which would be an ideal purchase for a first time buyer or buy-to-let investor. The property is well presented throughout and benefits from wall mounted electric heaters and double glazing. In brief, the living accommodation comprises: Communal hallway. Entrance into the lounge with access onto the private balcony over-looking the courtyard. Fitted kitchen with integrated appliances. Modern bathroom suite and a generously proportioned double bedroom.

- IDEAL BUY-TO-LET INVESTMENT
- VIEWING ADVISED
- UNDERCROFT PARKING
- BALCONY
- MODERN KITCHEN AND BATHROOM







## OUTSIDE

There is an underground allocated car parking space with remote control entry. Communal outside area which is pebbled and paved. Access via West Street or the car park. EPC rating C.

## LOCATION

Located in the centre of Sheffield within walking distance of all amenities. Close to Universities, Museums, central hospitals, shops, supermarket, department stores, restaurants and bars. Regular public transport. Train station nearby.

## VALUER

Lewis Hughes MNAEA

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.

# Ground Floor

Approx. 31.3 sq. metres (336.6 sq. feet)



Total area: approx. 31.3 sq. metres (336.6 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.  
Plan produced using PlanUp.

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