Saxton Mee

Grenoside Grange Close Grenoside Sheffield S35 8LY
Guide Price £160,000

St Luke's
Sheffield's Hospice

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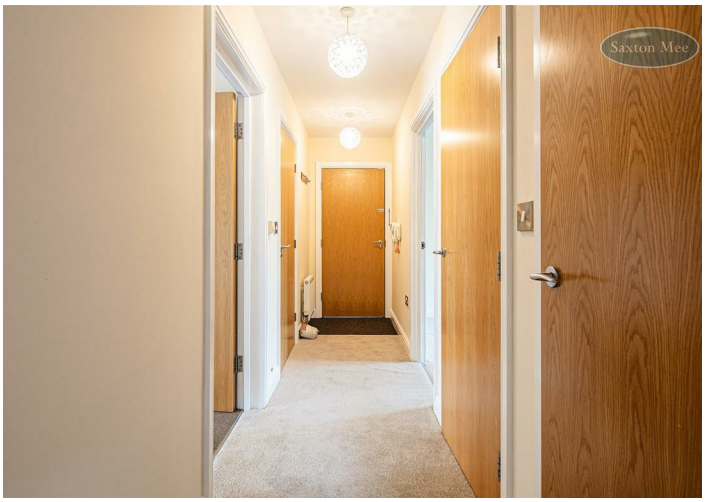
GUIDE PRICE £160,000-£165,000 ** OVER 55'S DEVELOPMENT ** TWO BEDROOM FIRST FLOOR APARTMENT ** NO CHAIN ** Located within a cul-de-sac on the highly regarded Grenoside Grange Close, is this two bedroom first floor apartment situated in this well-connected setting and benefiting from open plan living, dining and kitchen space with a Juliet balcony, uPVC double glazing and gas central heating, emergency pull cords in all rooms, an allocated parking space and visitor parking. There are well-maintained communal grounds and the apartment is conveniently positioned for easy access to Hillsborough, Sheffield city centre and local amenities, this is an excellent opportunity to enjoy village-style living with excellent connectivity. Communal access and entrance hall, stairs and stair lifts lead to all levels and this apartment can be found on the first floor.

Neutrally decorated throughout, the well presented living accommodation briefly comprises: enter via a private door into the entrance hall with a secure video intercom system, two storage cupboards, one has plumbing for a washing machine. From the hall, there is access into the open plan lounge/diner, the two bedrooms and the shower room. The lounge/diner has uPVC French doors opening to a Juliet balcony. The room flows into the kitchen area which has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor fan, dishwasher along with space for a fridge freezer and the housed gas boiler.

Both bedrooms are double in size and both benefit from uPVC French doors opening to a Juliet balcony. The shower room is partially tiled and has a double shower enclosure, WC and wash basin.

- WELL PRESENTED FIRST FLOOR APARTMENT
- OPEN PLAN LOUNGE/DINER & KITCHEN
- TWO DOUBLE BEDROOMS WITH JULIET BALCONIES
- SHOWER ROOM
- ALLOCATED PARKING SPACE
- OVER 55'S DEVELOPMENT
- EASY ACCESS TO HILLSBOROUGH, THE CITY CENTRE & MOTORWAY NETWORKS
- WELL KEPT COMMUNAL GROUNDS
- GRENOSIDE SURGERY & PHARMACY WITHIN WALKING DISTANCE



OUTSIDE
The apartment is set within well-maintained communal grounds, managed by a professional management company. The grounds include neatly kept lawned areas, paved pathways and patio areas, along with a designated external bin store. The property also benefits from an allocated parking space and visitor parking.

LOCATION
Situated on this quiet cul-de-sac in this good location with excellent amenities close by including local shops, pubs etc. Grenoside surgery and pharmacy within walking distance. Regular public transport. Country walks and superb motorway connections. Good local schools.

MATERIAL INFORMATION
The property is Leasehold with a term of 125 years running from the 1st October 2006.
The property is currently Council Tax Band B.

VALUER
Greg Ashmore 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.

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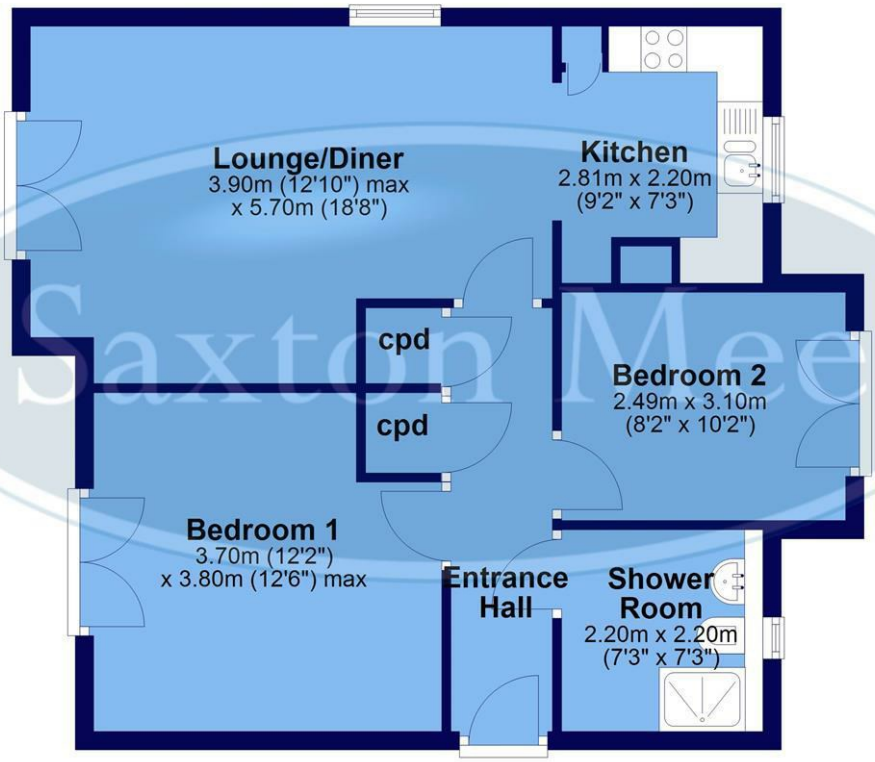
Approx. 60.9 sq. metres (655.1 sq. feet)



Total area: approx. 60.9 sq. metres (655.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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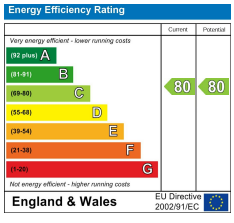

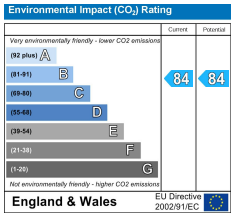

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