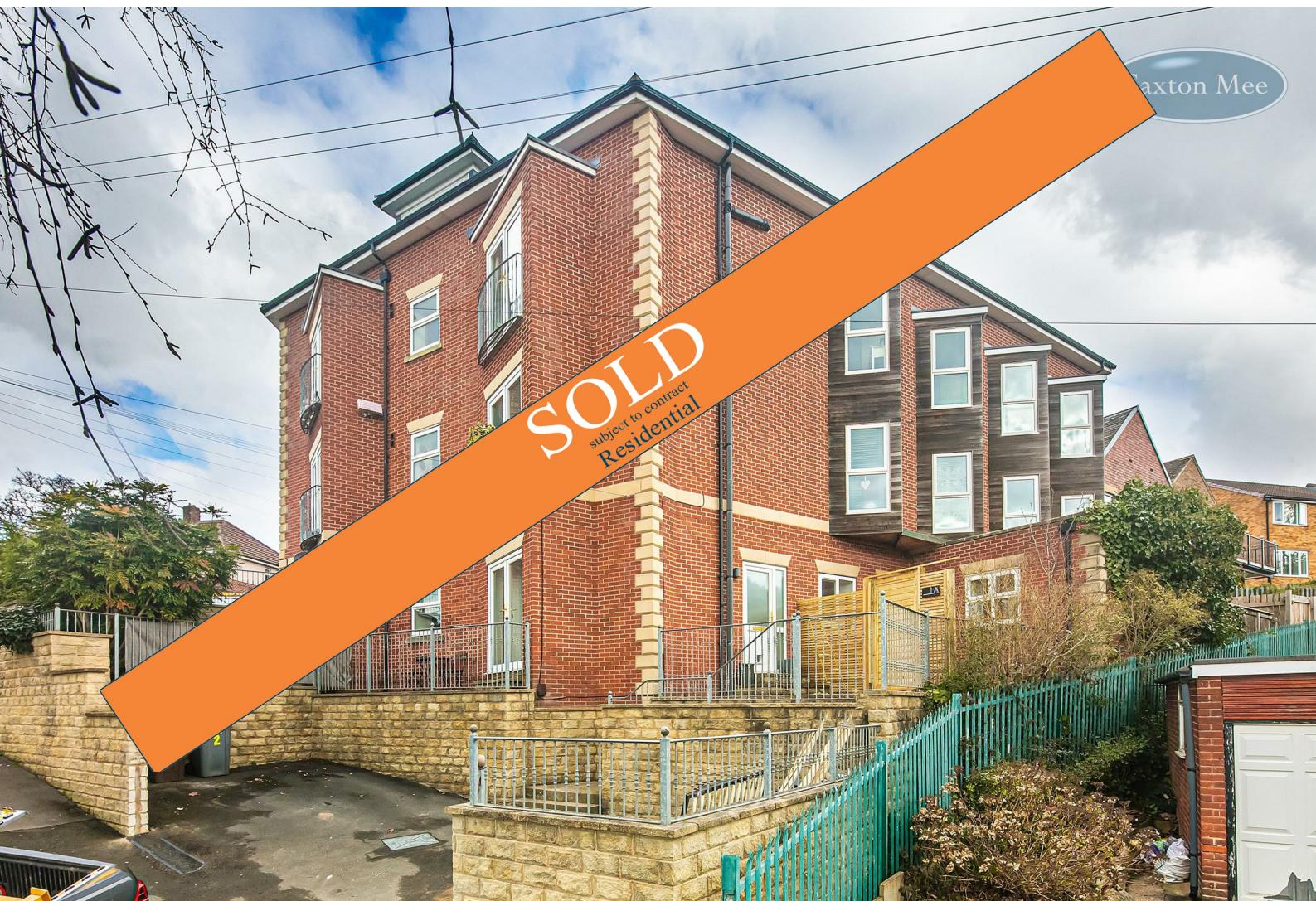


Saxton Mee



Wisewood Lane Wisewood Sheffield S6 4WA  
Offers Around £195,000

St Luke's  
Sheffield's Hospice

# Wisewood Lane

Sheffield S6 4WA

Offers Around £195,000

\*\* NO CHAIN \*\* TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT

\*\* Benefiting from two outside garden spaces and allocated parking is this refurbished, two double bedroom ground floor apartment which also benefits from uPVC double glazing and electric heating. Refurbishments include a brand new kitchen. Situated in this popular location, just a short walk from Loxley countryside, Hillsborough shopping centre and various local amenities.

Neutrally decorated throughout, the well presented living accommodation briefly comprises a private door opens into the spacious entrance hall which flows into the fabulous, brand new kitchen/diner and access to double bedroom two and the bathroom. The kitchen has a range of wall, base and drawer units. Contrasting worktops incorporate the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, dishwasher along with space and plumbing for a washing machine and fridge freezer. A door opens to the private garden patio. An opening leads into the lounge. From the kitchen, access into the master bedroom which has uPVC French doors opening onto the patio. The bathroom has underfloor heating and a four piece suite including shower enclosure, bath, WC and wash basin.

- EARLY VIEWING ADVISED
- SPACIOUS, TWO BEDROOM GROUND FLOOR APARTMENT
- REFURBISHED THROUGHOUT INCLUDING A BRAND NEW KITCHEN
- TWO GARDEN SPACES
- ALLOCATED PARKING
- FOUR PIECE SUITE BATHROOM
- CLOSE TO AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & OPEN COUNTRYSIDE





## OUTSIDE

South facing private patio and a further larger garden patio area. Allocated parking space.

## LOCATION

Situated in this popular suburb close to Wadsley and Loxley Common and equally easy to get out to the countryside. Hillsborough is in close proximity as well as public transport including the Supertram. There is easy access to Hospitals, Universities, Sheffield City Centre and motorway links.

## MATERIAL INFORMATION

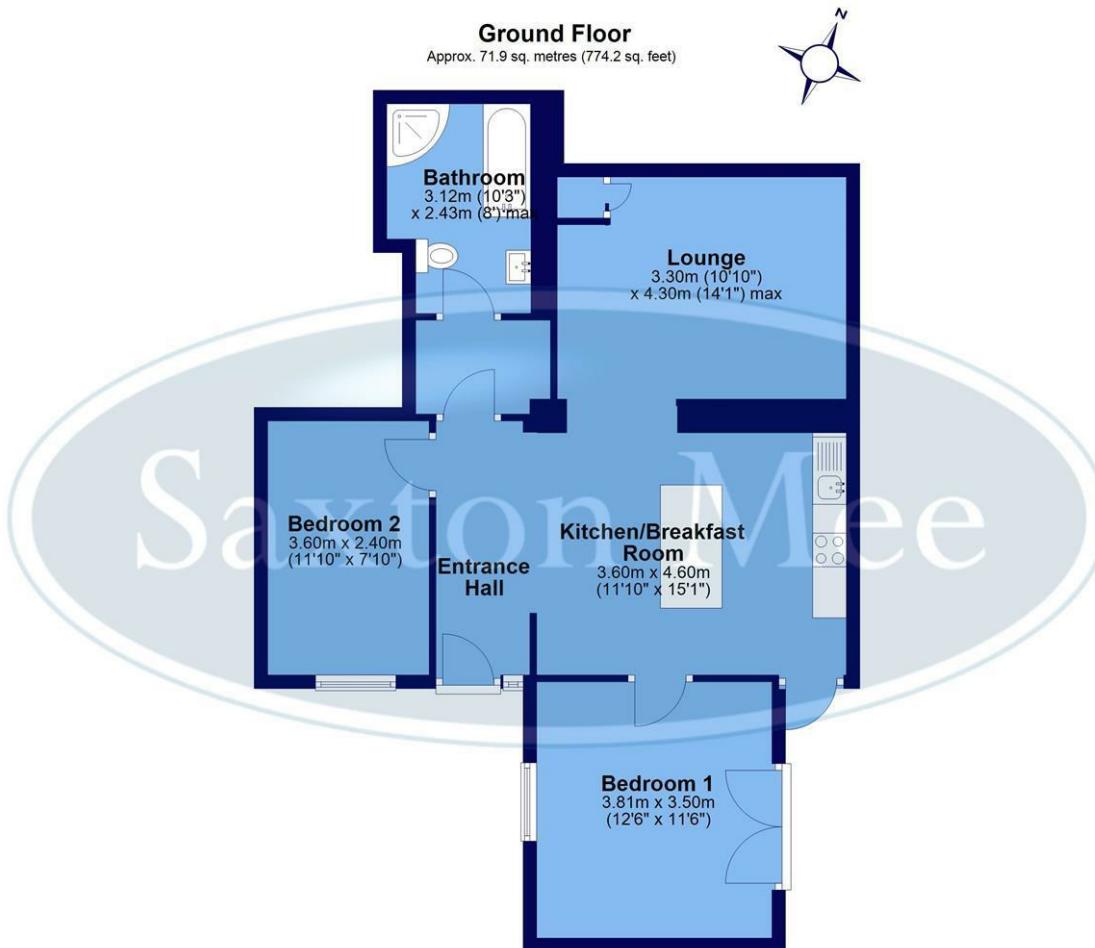
The property is Leasehold with 107 years remaining.

The property is currently Council Tax Band A.

## 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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Stocksbridge**

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[onTheMarket.com](http://onTheMarket.com)

**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus)	A
(B1-B1)	B
(B2-B3)	C
(D5-D6)	D
(E8-E9)	E
(F11-F12)	F
(G14-G15)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	82

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus)	A
(B1-B1)	B
(B2-B3)	C
(D5-D6)	D
(E8-E9)	E
(F11-F12)	F
(G14-G15)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	71