Saxton Mee

Southwood Grove Wadsley Park Village Sheffield S6 1XD
Guide Price £135,000

St Luke's
Sheffield's Hospice

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GUIDE PRICE £135,000-£145,000 ** TWO BEDROOM GROUND FLOOR APARTMENT ** Situated on the popular Wadsley Park Village on a quiet cul-de-sac is this two bedroom ground floor apartment which has well-kept communal grounds and benefits from a brand new kitchen with a new uPVC window, new flooring, electric heating, an allocated parking space and further visitor parking spaces. Communal access and entrance hall.

Tastefully decorated throughout, the living accommodation briefly comprises: enter through a private door into the entrance hall with a telephone intercom system and a storage cupboard which has a positive air system. Access into the open plan lounge/diner, the kitchen, two bedrooms and the bathroom. The well proportioned open plan lounge and dining room has front windows allowing natural light and an electric fire, which is the focal point of the room. The newly fitted kitchen 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 above, dishwasher along with housing and plumbing for a washing machine, fridge and freezer.

The principal bedroom is a good sized double and has a recess for wardrobe space. Bedroom two, again has recess space. The bathroom has a chrome towel radiator and a white three piece suite including bath with electric shower and glass shower screen, a WC and wash basin.

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- BRAND NEW KITCHEN
- WELL PROPORTIONED LOUNGE
- THREE PIECE SUITE BATHROOM
- ALLOCATED PARKING SPACE & FURTHER VISITOR PARKING SPACES
- QUIET CUL-DE-SAC POSITION
- POPULAR RESIDENTIAL AREA
- CLOSE TO AMENITIES & TRANSPORT LINKS INCLUDING THE SUPERTRAM NETWORK
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS

OUTSIDE
Well-kept communal grounds and an allocated parking space with visitor parking spaces.

LOCATION
The property is located in the popular residential area of Wadsley Park Village with regular public transport including the Supertram Terminus and tram-link bus. Within catchment of good reputable schools and nurseries. Middlewood Park, Hillsborough Park and Hillsborough Leisure Centre close by. Close to the Middlewood Road shops including Asda. Easy access into Hillsborough itself boasting an abundance of amenities including butchers, bakers, greengrocers, occasion wear clothes shop, beauty salons and Art Gallery. Fairlawns medical centre and dentist, five minutes away.

MATERIAL INFORMATION
The property is Leasehold with a term of 999 years running from the 1st January 2001. 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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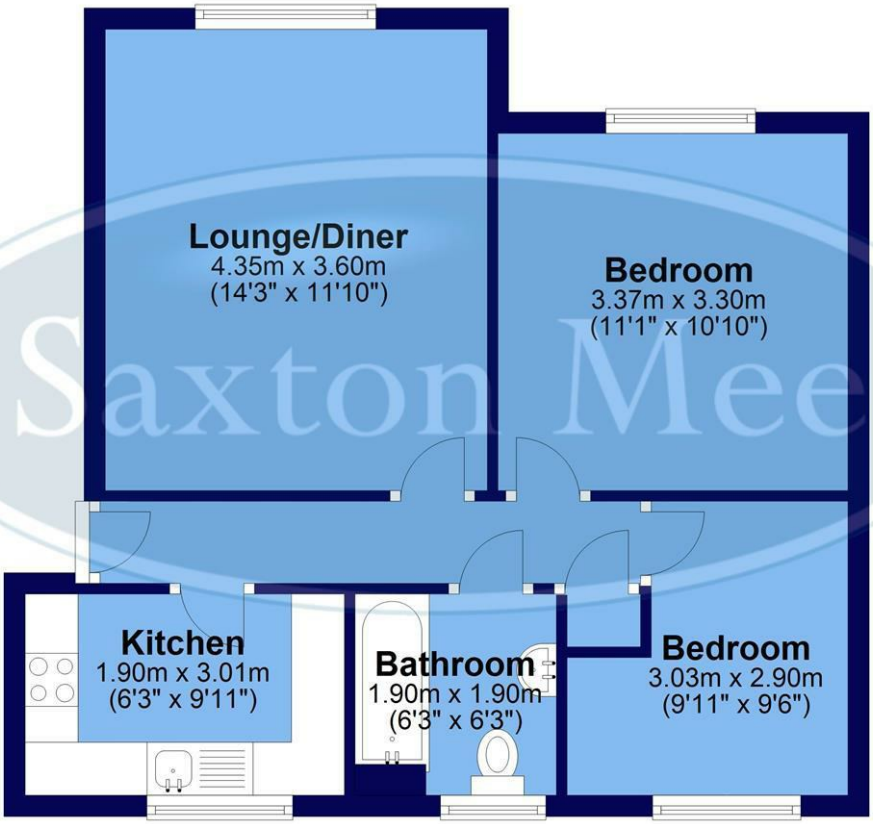
Ground Floor

Approx. 48.7 sq. metres (524.6 sq. feet)



Total area: approx. 48.7 sq. metres (524.6 sq. feet)

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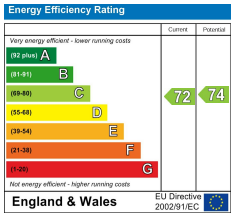

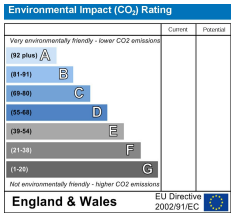

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