



Marcliffe Road Wadsley Sheffield S6 4AJ
Offers Around £150,000

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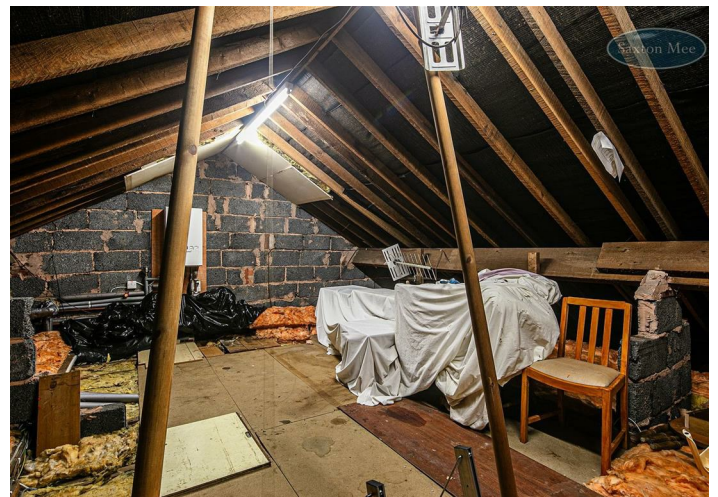
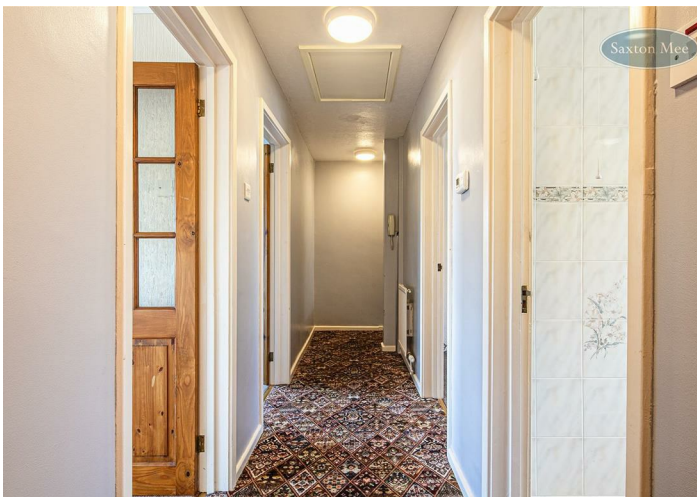
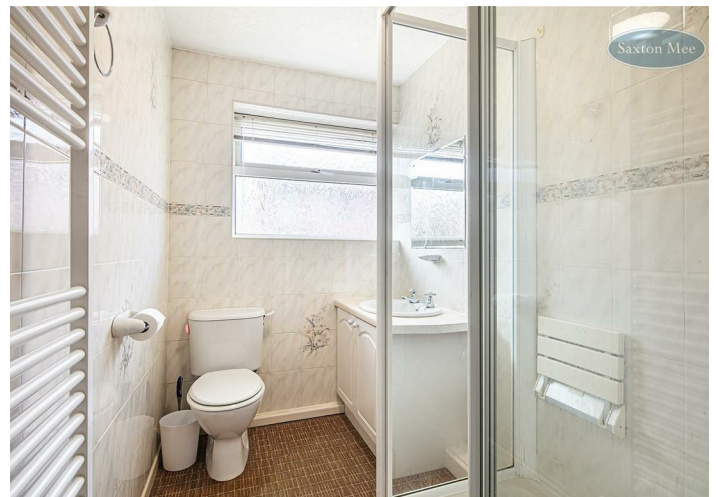
**** NO CHAIN ** FIRST FLOOR APARTMENT ** EASY ACCESS ** GARDEN ** OFF ROAD PARKING ** LOW SERVICE CHARGE **** Situated in this popular residential area of Wadsley is this first floor, two bedroom apartment which enjoys stunning views, a rear garden and benefits from off-road parking, uPVC double glazing and gas central heating. Ideally located with easy access to amenities, schools, transport links, Hillsborough Park and the city centre, universities and central hospitals.

Neutrally decorated throughout, the living accommodation briefly comprises: enter via a private door into an entrance lobby with a storage cupboard and stairs rising to the first floor which has pull-down ladders giving access to a boarded loft space, perfect for storage and houses the modern combi gas boiler. From the hall, access to the lounge, kitchen, the two bedrooms and the shower room. The good sized lounge has a large window perfect for enjoying the fantastic views. The galley style kitchen has a range of units with contrasting worktops which incorporate the sink and drainer. There is space for an oven with extractor above, washing machine, tumble dryer and fridge freezer. There is a useful pantry off.

The principal double bedroom, again enjoys the fantastic outlook. Bedroom two has two front facing windows. The shower room has a double shower enclosure, WC and wash basin.

- TWO BEDROOM FIRST FLOOR APARTMENT
- PARKING & REAR GARDEN
- STUNNING VIEWS
- KITCHEN & LOUNGE
- SHOWER ROOM
- GAS CENTRAL HEATING
- BOARD LOFT SPACE PERFECT FOR STORAGE
- POPULAR RESIDENTIAL AREA
- EASY ACCESS TO AMENITIES & TRANSPORT LINKS INCLUDING THE SUPERTRAM
- LOCAL SCHOOLS INCLUDING MARLCLIFFE PRIMARY - JUST A 3 MINUTE WALK





OUTSIDE

To the front is a parking space. Access down the side of the property leads to the well-kept garden. Small garden shed.

LOCATION

The property is situated in the popular area of Wadsley, close to all local amenities, good reputable schools and public transport facilities. The Peak District is a few minutes drive away and Wadsley and Loxley Common is a short walk away. Hillsborough is a stones throw away with its excellent amenities including including supermarkets, shops, butchers, bakers, greengrocers, hairdressers, beauty salons, coffee bars, public houses, restaurants and takeaways. Hillsborough Park, library and leisure centre close-by. Easy access to Sheffield City Centre.

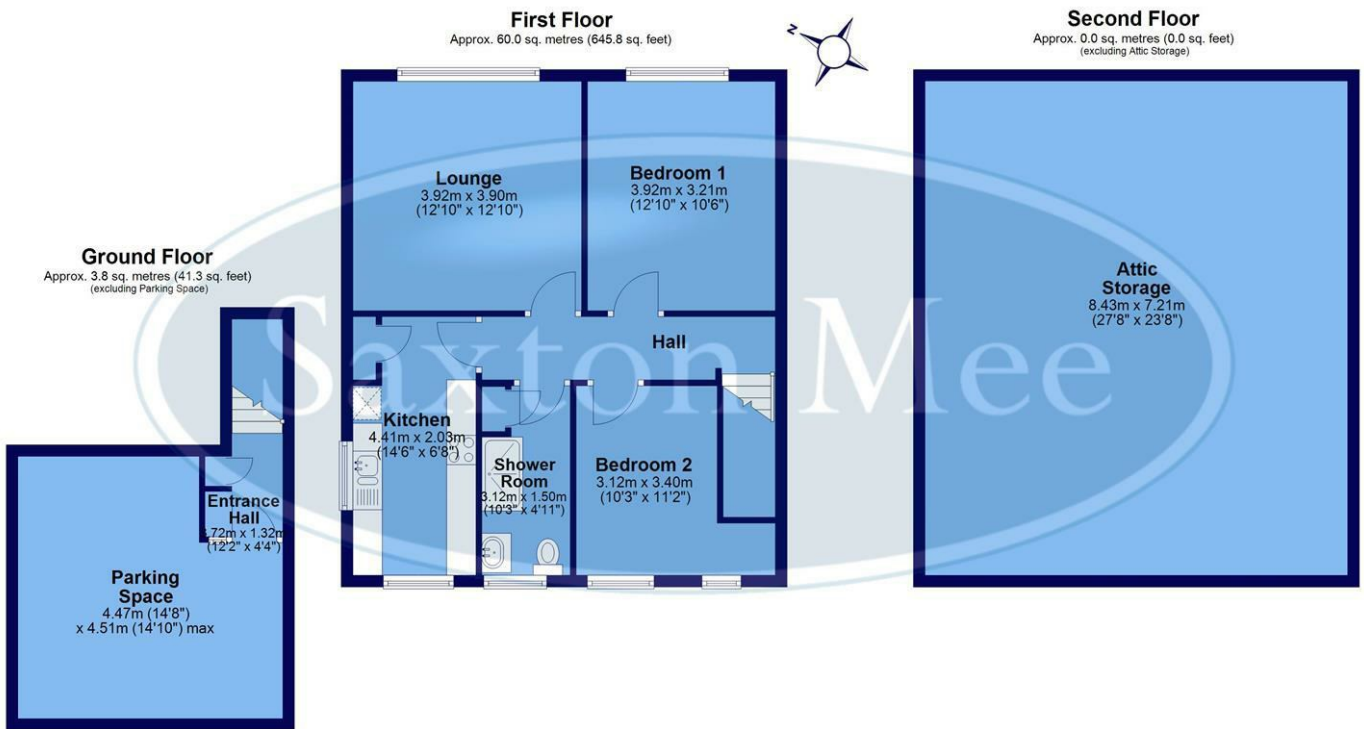
MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from the 29th September 1961.
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.



Total area: approx. 63.8 sq. metres (687.1 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-101) A		(81-91) A	
(81-91) B		(61-80) B	
(69-80) C		(55-60) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
76	77		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC