



Middlewood Road Sheffield S6 1DG  
Guide Price £160,000



# Middlewood Road

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GUIDE PRICE £160,000-£170,000 \*\* NO CHAIN \*\* Viewing is recommended of this spacious, two double bedroom, first floor apartment which benefits from an allocated parking space, further visitor parking, lounge with a balcony, uPVC double glazing and gas central heating. Located in this extremely convenient location of Middlewood with excellent amenities close by including local shops and regular public transport including the Supertram network within a short walk. There is communal access and entrance hall, with stairs to all levels.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a private door into the entrance hall with telephone intercom system and a storage cupboard which has space for a washer/dryer. Access into the lounge/diner, the two bedrooms and the shower room. The well proportioned open plan lounge/dining room has uPVC French doors fitted with black-out blinds and these open to a balcony, perfect for outside dining. The lounge flows into the kitchen which has a range of units with a contrasting worktop with breakfast bar. Integrated appliances include an electric oven, fridge, freezer and dishwasher along with a cupboard which houses the gas boiler.

Both bedrooms are double in size, the principal having fitted wardrobes and a chest of drawers. The shower room has a chrome towel radiator, double shower cubicle, WC and wash basin.

- TWO DOUBLE BEDROOM APARTMENT
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- LOUNGE/DINER WITH BALCONY
- KITCHEN
- SHOWER ROOM
- ALLOCATED PARKING & VISITOR PARKING
- POPULAR RESIDENTIAL AREA
- ACCESS TO AMENITIES & SCHOOLS
- PUBLIC TRANSPORT LINKS INCLUDING THE SUPERTRAM NETWORK
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS







## OUTSIDE

An allocated parking space, further visitor parking and a bin store area.

## LOCATION

The property is located in this popular residential area with regular public transport including the Supertram Terminus. 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, on your doorstep,

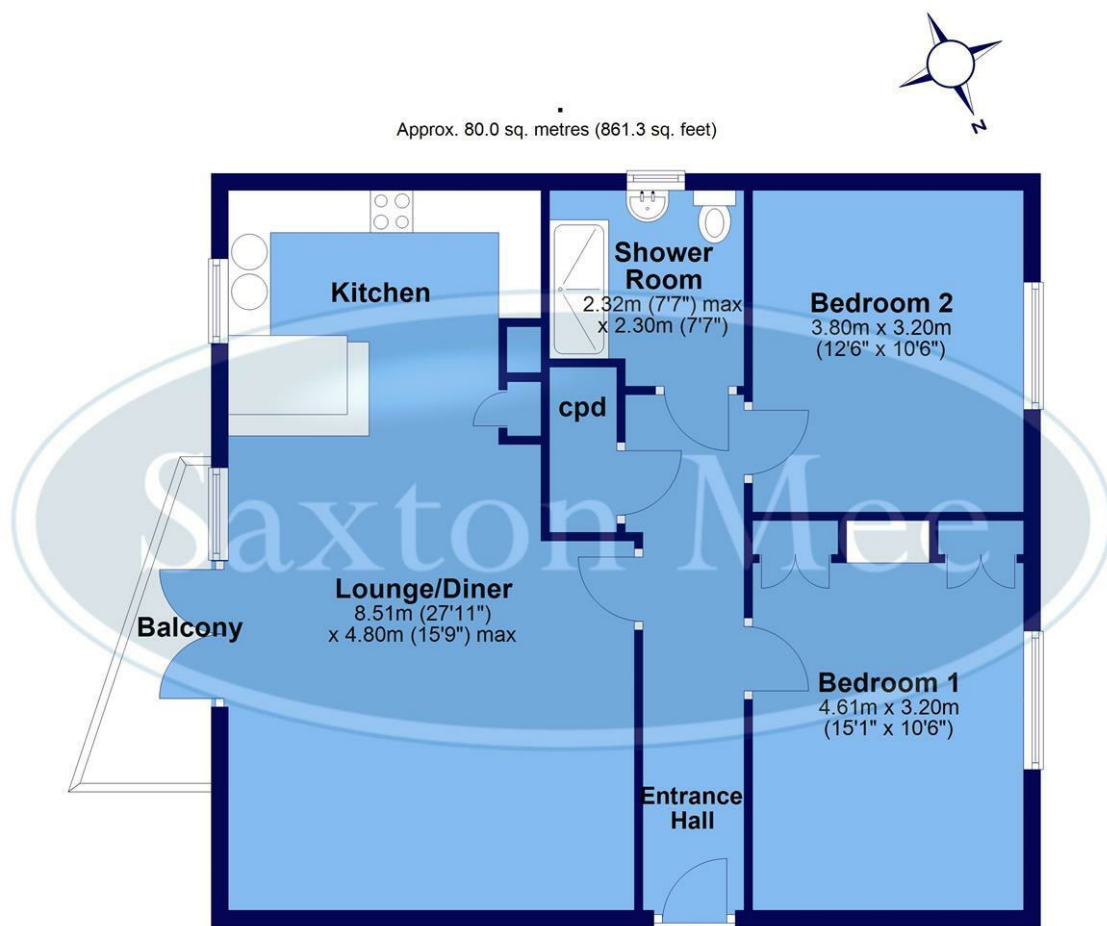
## MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from the 1st October 2007. 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.



Total area: approx. 80.0 sq. metres (861.3 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	83
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		87	87
EU Directive 2002/91/EC			