



183A Chippinghouse Road
Nether Edge Village, Sheffield, S7 1DQ

Asking Price £180,000



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Description

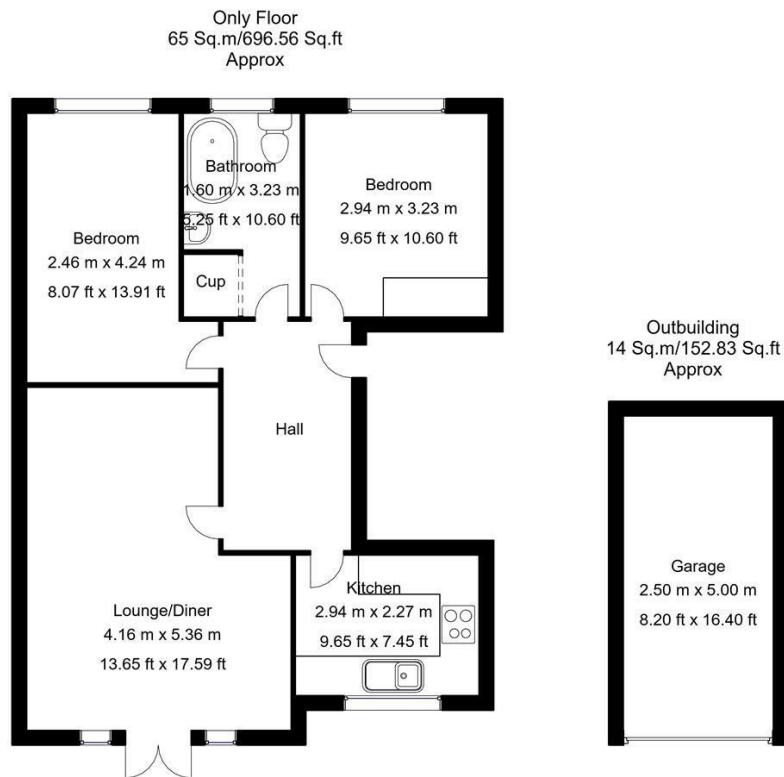
A quite superb and larger than average ground floor flat that forms part of this purpose built development of three apartments. The apartment benefits from good proportions in the reception hall alongside the large living room from where there is access to the pretty, well maintained communal garden. The property enjoys a convenient location, just around the corner from the popular Bragazzis deli and cafe and regular transport links that can whisk you into town in under ten minutes. Nether Edge is a sought after and fashionable neighbourhood with a unique appeal and popularity. The location offers something for everyone, whether its whiling away an afternoon in any one of the independent bars, bistros, cafes or restaurants or perhaps bargain hunting in the numerous antique emporiums, it's all here and accessible from your doorstep. The family market will also appreciate the 'outstanding' local school and the facilities in Mount Pleasant Park.

- Two double bedrooms situated to the rear of the block for privacy.
- UPVC double glazed and gas central heating via a combi boiler.
- Off road parking and garage.
- Ground floor flat of only three flats in the block.
- Council Tax Band A, 800 Year lease from 1987 at approx £150 ground rent and EPC rating C70.
- Modern bathroom and entrance hall.
- Spacious sitting/dining room with French windows into the front garden.
- Fitted kitchen.
- Pretty front garden, shared with the two other flats.
- Excellent location close to the superb amenities running along Abbeydale Road.



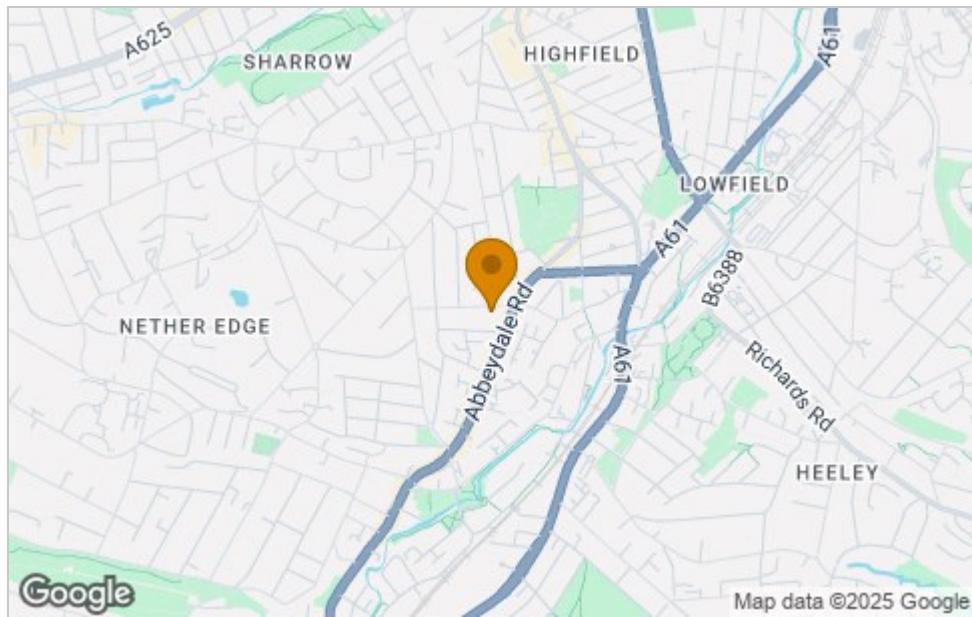


Floor Plan

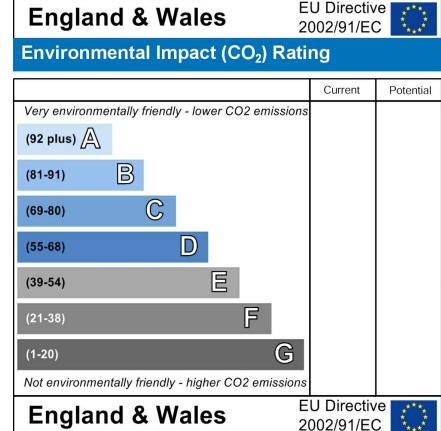
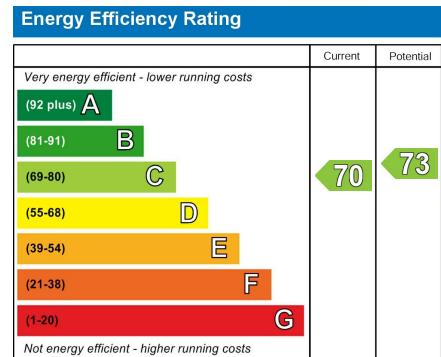


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Area Map



Energy Efficiency Graph



Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

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