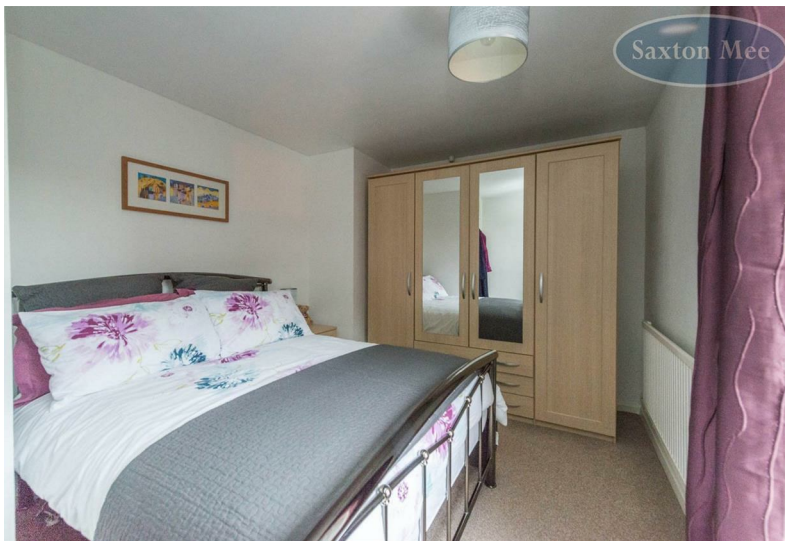
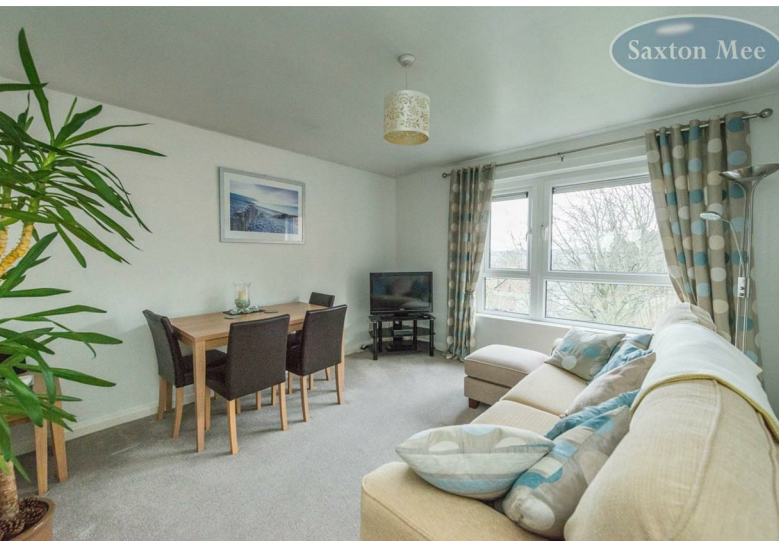


Saxton Mee



Orchard Road Walkley Sheffield S6 3TS
Guide Price £115,000

Orchard Road

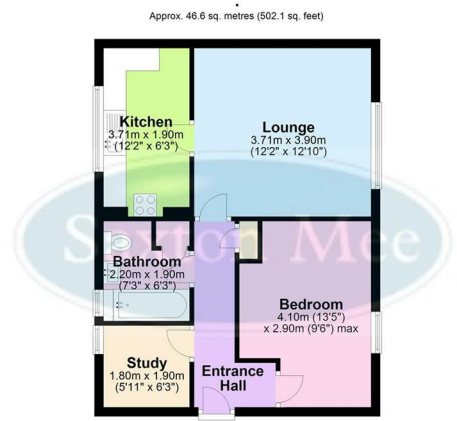
Sheffield S6 3TS

Guide Price £115,000

GUIDE PRICE £115,000-£120,000 ** LOW MAINTAINENCE COSTS ** IDEAL FOR A FIRST TIME BUYER OR BUY-TO-LET INVESTOR ** Situated in this quiet cul-de-sac location is this spacious, beautifully appointed top floor apartment which has gas fired central heating and double glazing. The accommodation briefly comprises: A well proportioned lounge/diner, separate breakfast kitchen having space for fridge/freezer, electric oven and hob, space for a washing machine and housing for the combination boiler. The inner hall leads to the spacious master bedroom, study/nursery/bedroom two and modern bathroom with full three piece suite including bath, shower, WC and freestanding washbasin. An internal inspection is highly recommended to appreciate the accommodation on offer here. Call Saxton Mee to arrange your appointment.

- AMPLE ON STREET PARKING
- LOW MAINTAINENCE COSTS
- WELL PRESENTED APARTMENT
- IDEAL FIRST HOME
- COMMUNAL GARDENS





Total area: approx. 46.6 sq. metres (502.1 sq. feet)
 Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings. All measurements are approximate.
 Plan produced using PlanIt.

Outside

To the exterior can be found well maintained communal gardens and drying area. Ample on street parking and communal car park.

Location

Set in this quiet cul-de-sac location within this superb residential area, within walking distance of South Road where there is regular public transport and excellent facilities including supermarket and an abundance of independent shops. Close to Sheffield city centre, central hospitals and Universities. Well regarded local schools for primary and secondary students.

Lease Information

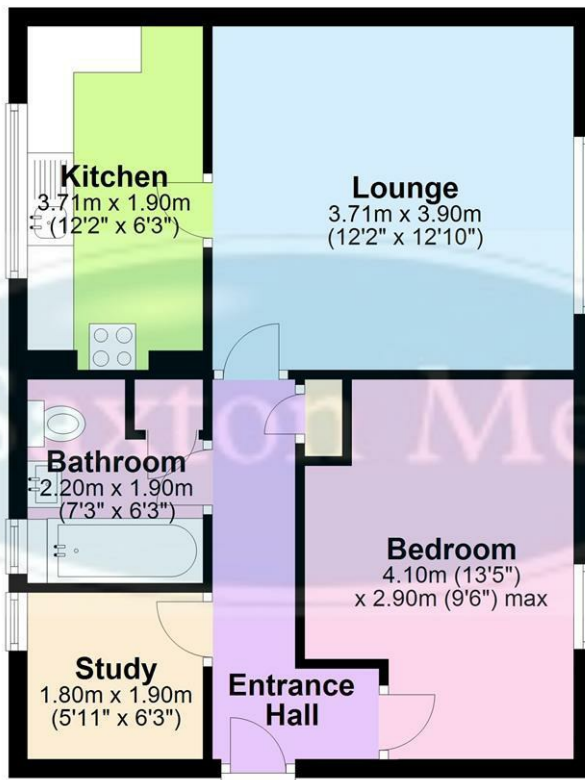
We are informed by our client that the maintenance is £10 per year and the annual service charge is £150 per annum. Council tax A.

Valuer

Lewis Hughes 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.

Approx. 46.6 sq. metres (502.1 sq. feet)



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Plan produced using PlanUp.

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