



Park Grange Croft, Sheffield, S2

PERFECT FOR FIRST TIME BUYERS OR INVESTOR!! A fantastic opportunity to purchase this beautifully presented and modern throughout two bedroom first floor apartment. Situated in a popular area close to Sheffield City Centre and positioned on the main bus and tram routes!

Guide Price £120,000 -
£125,000

- TWO BEDROOMS
- FIRST FLOOR APARTMENT
- BEAUTIFULLY PRESENTED
- MODERN AND SPACIOUS THROUGHOUT
- OPEN PLAN LOUNGE/DINER



Property Description

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HALLWAY

Enter into hallway with carpet flooring and neutral decor. Spot lighting, radiator and doors to two large storage cupboards, bathroom, two bedrooms and lounge/diner.

LOUNGE/DINER

16' 3" x 12' 0" (4.96m x 3.67m)

A spacious room with carpet flooring and feature wallpapered wall. Two ceiling lights, radiator and window. Opening into kitchen.

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KITCHEN

6' 10" x 10' 1" (2.09m x 3.09m)

Fitted with high gloss wall and base units, contrasting worktops and tiled splash backs. One and a half sink with mixer tap. Integrated cooker, hob and extractor. integrated fridge/freezer, microwave and under counter space for washing machine. Vinyl flooring, neutral decor, ceiling light and window.

BEDROOM 1

9' 4" x 9' 10" (2.87m x 3.00m)

A spacious double bedroom with carpet flooring, neutral decor and fitted sliding door mirror wardrobes. Ceiling light, radiator and window.



BEDROOM 2

9' 4" x 7' 6" (2.85m x 2.31m)

A second good sized bedroom with carpet flooring, neutral decor and fitted sliding mirror door wardrobes. Ceiling light, radiator and window.

BATHROOM

5' 11" x 7' 1" (1.81m x 2.16m)

Comprising of bath with mixer tap, electric shower and shower screen. Built in sink and WC. Ceiling light, ladder style radiator, vinyl flooring and part tiled walls.

OUTSIDE

To the outside of the property is permit holder parking and garage.

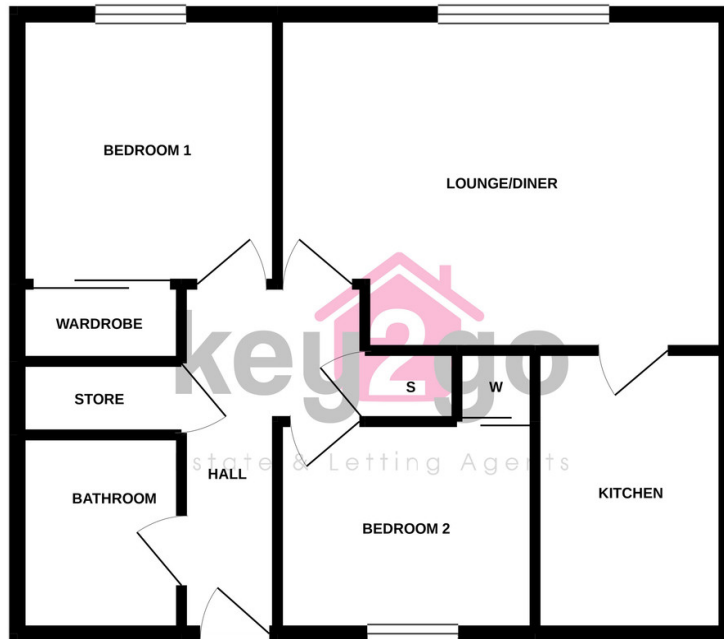
PROPERTY DETAILS

- LEASEHOLD
- ELECTRIC HEATING



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GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 569 sq.ft. (52.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Leasehold

Council Tax Band

A

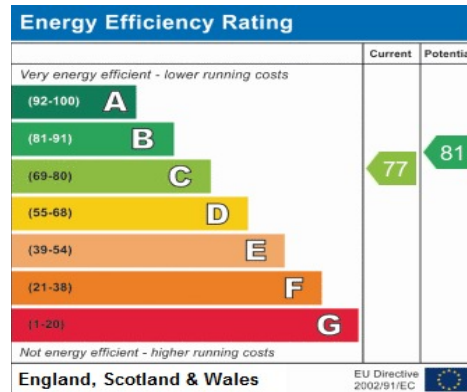
Viewing Arrangements

Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

