

Saxton Mee



Luke Lane Wadsley Sheffield S6 4BP
Guide Price £110,000



Luke Lane

Sheffield S6 4BP

Guide Price £110,000

GUIDE PRICE £110,000-£120,000 On offer with NO CHAIN is this spacious, two bedroom, first floor apartment set in well kept grounds with a communal garden area and benefiting from communal parking, uPVC double glazing and gas central heating. The living accommodation briefly comprises: a communal entrance hall with steps leading to the first floor. A composite entrance door opens into the entrance hall with storage cupboard. Excellent size lounge/dining room with electric fire set in an attractive fireplace. Sliding patio doors open on to a balcony. Separate kitchen having a range of units, integrated electric oven, four ring gas hob and extractor fan. Housing for a fridge. Housing and plumbing for a washing machine. Cupboard housing the modern gas boiler. Two double bedrooms and a further study room. Shower room. Separate WC.

- NO CHAIN
- VIEWING RECOMMENDED
- SPACIOUS ACCOMMODATION
- PLEASANT OUTLOOK
- TWO DOUBLE BEDROOMS





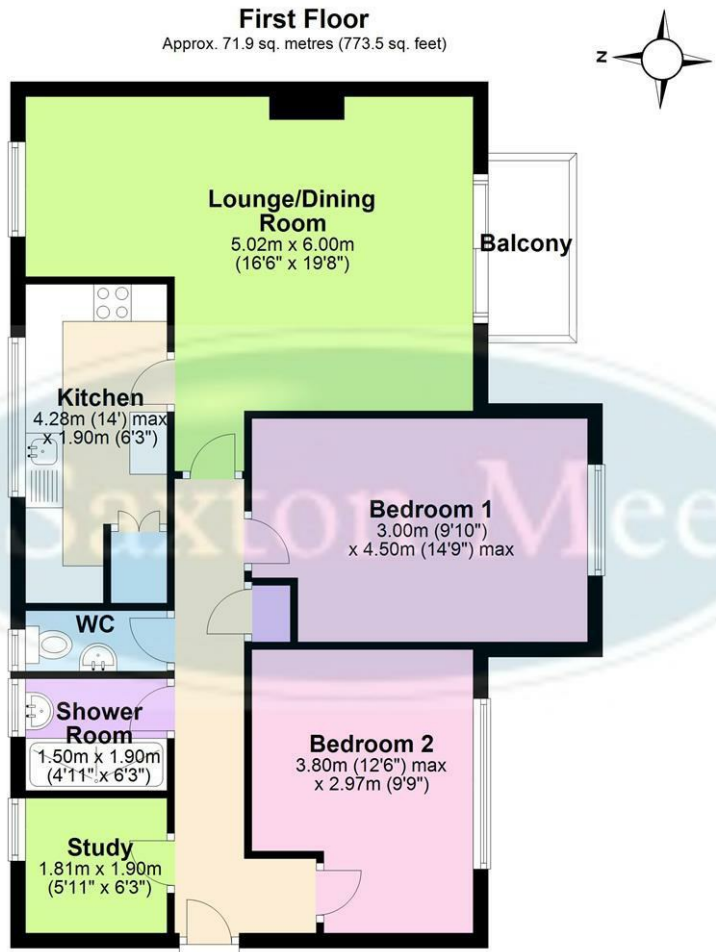
OUTSIDE

Set in well kept grounds with a communal garden area. Overlooking the bowling ground to the rear. Communal off road parking.

LOCATION

Situated in this peaceful location and having lovely views over the local bowling green from the rear. Excellent local amenities close by. Good regular public transport links. Within close proximity to Supertram. Easy access to Sheffield City Centre, Universities and central Hospital. Reputable local schools.

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.



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 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

www.saxtonmee.co.uk



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		76	78
1-20 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	