



Millsands, Sheffield, S3

CHAIN FREE!! PERFECT EXAMPLE OF CITY LIVING! A Fantastic opportunity to purchase this two double bedroom deceptively spacious second floor apartment. Offering master bedroom with ensuite and large balcony. The property is well positioned for great local amenities and easy access via foot to the city centre and Kelham Island. With good transport links close by this property is perfect for first time buyers or investor!

Asking Price Of £125,000

- CHAIN FREE!
- TWO DOUBLE BEDROOMS
- SECOND FLOOR APARTMENT
- DECEPTIVELY SPACIOUS THROUGHOUT
- MASTER BEDROOM WITH ENSUITE



Property Description

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HALLWAY

Enter into large and welcoming hallway with two ceiling lights, electric heater, neutral decor and laminate flooring. Doors to kitchen/lounge, two bedrooms, bathroom and utility cupboard.

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LOUNGE/KITCHEN

11' 8" x 23' 7" (3.56m x 7.21m)

A spacious room to the kitchen is ample wall and base units, wood effect worktops and stainless steel splash backs. One and a half stainless steel sin with drainer and mixer tap. Double oven, hob and extractor fan. Under counter space for dishwasher and space for full height fridge/ freezer. Two ceiling lights, two wall lights, and two electric heaters. Neutral decor, laminate flooring and sliding doors to balcony.

BEDROOM 1

9' 6" x 11' 8" (2.90m x 3.56m)

A good sized double bedroom with neutral decor and carpet flooring. Ceiling light, electric heater and window. Door to ensuite.



ENSUITE

5' 0" x 6' 6" (1.53m x 2.00m)

Comprising of shower cubicle with plumbed in shower, pedestal sink and close coupled WC. Electric heater, part tiled walls and tiled flooring.

BEDROOM 2

11' 8" x 8' 0" (3.56m x 2.44m)

A second double bedroom with neutral decor and carpet flooring. Ceiling light, electric heater and window.



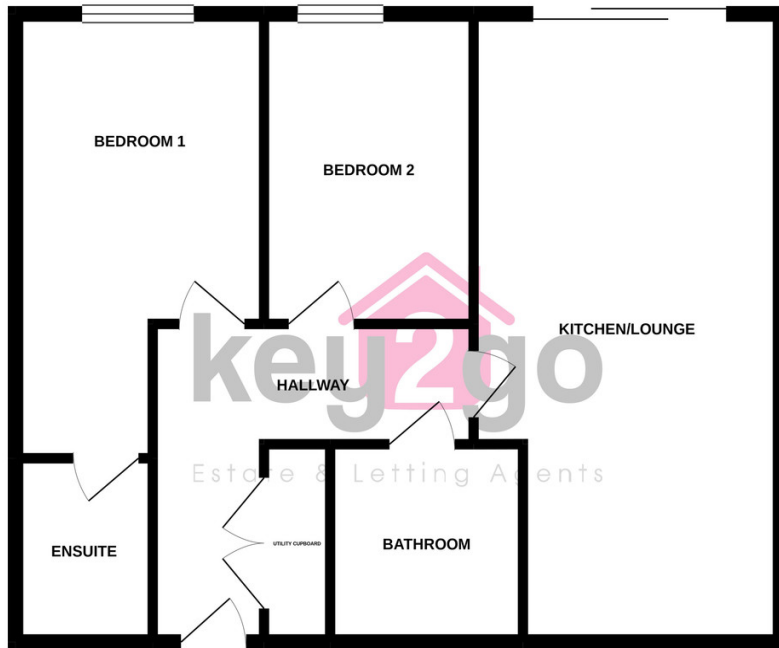
BATHROOM

7' 3" x 7' 3" (2.21m x 2.22m)

Comprising of bath with mixer shower tap, pedestal sink and close coupled WC. Ceiling light, electric heater, part tiled walls and tiled flooring.



1ST FLOOR



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

C

Viewing Arrangements

Strictly by appointment

Contact Details

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EPC TO BE CONFIRMED

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

