

24 Anne McNamara House, 152 Lydgate Lane, Sheffield, S10 5FP



This well presented 2 bedroom, 2 bathroom Ground Floor purpose built apartment is located within this popular, select development located equidistant from Crosspool and Crookes. The apartment is conveniently situated for easy access to local shops and facilities and within easy striking distance of the hospitals, universities and the city centre. It has gas central heating via a combination boiler, UPVC double glazing, a roomy open plan Living Room with a stylish modern Kitchen area with integrated appliance, has tasteful bathroom fittings, a designated parking space and has the advantage of being available with No Chain Involved. The apartment would prove an excellent 1st Time Buy, suit the Investor or those retired looking for an easy to manage and accessible ground floor living space.

- Secure Communal Entrance Hall
- Well Equipped Kitchen Area
- Double Bedroom 2

- Hallway
- Master Bedroom
- Stylish Bathroom

- Open Plan Living Room
- En Suite Shower Room
- Allocated Parking Space

Offers in excess of £170,000

COMMUNAL ENTRANCE HALL – with an entry phone system.

THE APARTMENT

ENTRANCE HALLWAY – with the entry phone system, laminate flooring, ceiling coving, a useful store cupboard off, a central heating radiator and a glazed & barred door to the Living Room.

OPEN PLAN LIVING AREA – 23'2" x 11'3" this light and airy space has UPVC double glazed French doors to the front, laminate flooring, recess ceiling lights, TV & telephone points, a central heating radiator and coving to the ceiling. At the rear of the room there is an area with space for a dining table and a **QUALITY FITTED KITCHEN** – having a range of units in a Shaker style which comprise an inset stainless steel sink with a monoblock mixer tap, an inset 4 ring gas hob with an extractor unit above, an integrated fan assisted electric oven, built in microwave and integrated fridge & freezers. There are granite effect worktops with a matching upstand, a concealed gas fired combi boiler and an integrated dishwasher and washing machine.

MASTER BEDROOM – 11'10" x 10'1" this room has a UPVC double glazed picture window to the front, a fitted wall shelf, a gas central heating radiator, coving to the ceiling and recess spotlights.

EN SUITE SHOWER ROOM – having a tasteful white suite which briefly comprises an wide corner glazed & tiled shower cubicle with an electric shower unit, a wash hand basin with a chrome monoblock mixer tap, partly tiled walls, an extractor fan, a shaver point, chrome heated towel rail, recess spot lights and a ceramic tiled floor.

BEDROOM NO. 2 – 10'6" x 8' this room has a UPVC double glazed window to the front, fitted wall shelving, a gas central heating radiator, ceiling coving and recess spotlights.

OUTSIDE – the apartment blocks are set within well maintained communal gardens, there are visitor parking spaces, a designated parking space for this apartment and a secure electric gate to the development.

EPC RATING B

