

## 2a Sydney Road, Crookesmoor, Sheffield S6 3GH



A spacious and well presented one bedroom plus study first floor flat, which is positioned on a quiet road in Crookesmoor! Perfect for first time buyers or landlords, the property requires some modernisation and enjoys a balcony with far reaching views. Located close to a wealth of shops and amenities in Commonsides and Upperthorpe, the property is also enjoys easy access to Universities and Hospitals, the Supertram route and Kelham Island and the City Centre are not too far away either. With double glazing and gas central heating throughout, the property in brief comprises; Secure communal entrance lobby with staircase rising to the first floor accommodation, entrance hallway with large storage room, spacious lounge with direct access to the balcony, kitchen with modern styled fittings, a double sized bedroom and a modern shower room. Outside, the property is set within communal grounds including well manicured lawns, shrubs and pathways. Available to the market with NO CHAIN INVOLVED – Contact Archers Estates to book your viewing today!

- FIRST FLOOR FLAT
- REQUIRES MODERNISATION
- EASY ACCESS TO UNI/HOSPITALS

- ONE BEDROOM
- NO CHAIN INVOLVED
- CLOSE TO SUPERTRAM ROUTE

- BALCONY OFF LOUNGE
- IDEAL FOR FTB/LANDLORDS
- DOUBLE GLAZING AND GAS CH

**£100,000**



**GROUND FLOOR ACCOMMODATION**

**SECURE COMMUNAL ENTRANCE LOBBY**

A secure entrance door with intercom system gains access to the building and leads to the entrance lobby. A staircase rises to the first floor level.

**FIRST FLOOR ACCOMMODATION**

**ENTRANCE HALLWAY**

Accessed via a wooden entrance door, the spacious hallway has a large storage room, an additional smaller storage cupboard and doors to rooms in the flat.

**LOUNGE**

A large and spacious lounge which has a side facing upvc double glazed window and rear facing upvc double glazed sliding patio door which opens to the balcony. Having two radiators, ample space for a dining table and seating arrangement, and a door leads to the kitchen.

**KITCHEN**

A bright and spacious kitchen which has a range of modern styled fitted wall and base units with a laminated worksurface area incorporating a stainless steel sink and drainer unit and gas hob with extractor above. There is an integrated electric oven and space for appliances including a washing machine and fridge. With tiled splashbacks to the walls, a radiator, vinyl flooring, a rear facing upvc double glazed window and a cupboard housing the combi boiler.

**BEDROOM**

A good sized double bedroom which has a front facing upvc double glazed window and a radiator.

**SHOWER ROOM**

Having a modern styled suite comprising of a double sized shower enclosure, vanity wash basin and low flush wc. With vinyl flooring, partially tiled walls, a chrome towel radiator and useful storage cupboard.

**OUTSIDE**

The property is set within communal grounds including well maintained lawns, hardstanding area and pathways.



**EPC RATING C**

Archers. The Independent Estate Agent that works for you.

Archers Estate Agents Ltd 41 Sandygate Road, Crosspool, Sheffield S10 5NG

T: 0114 268 3833 E: info@archersestates.co.uk www.archersestates.co.uk

Registered in England No. 5630937

