

9 Ladybower House, 10 Holyrood Avenue, Lodge Moor, Sheffield
S10 4NW



A bright, spacious and modern one double bedroom first floor apartment which is located within this popular development in Lodge Moor, next to open countryside! Ideal for first time buyers or landlords, the apartment is located close to regular bus routes giving easy access to the Universities and Hospitals, and there are shops and amenities within a short distance away. Highlights include high ceilings, modern fittings, far reaching views, an allocated parking space and double glazing/gas central heating. In brief, the property comprises; Ground floor communal entrance lobby with staircase rising to the first floor, entrance hallway with storage cupboard, lounge, kitchen with integrated units, a master bedroom with sizeable fitted wardrobes and a bathroom. Outside, the property is set within well manicured communal grounds and there is an allocated parking space with visitor bays located in the development. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer – Call Archers Estates to book your viewing today!

- FIRST FLOOR APARTMENT
- FAR REACHING VIEWS
- NO CHAIN INVOLVED

- ONE DOUBLE BEDROOM
- IDEAL FOR FIRST TIME BUYERS
- EASY ACCESS TO UNI/HOSPITALS

- MODERN AND SPACIOUS
- ALLOCATED PARKING SPACE
- NEXT TO COUNTRYSIDE

£180,000

GROUND FLOOR ACCOMMODATION

COMMUNAL ENTRANCE LOBBY

Access to the building is via a secure communal entrance door, which has an intercom system and leads directly to the lobby area. A staircase ascends to the first floor.

FIRST FLOOR ACCOMMODATION

ENTRANCE HALLWAY

Accessed via a wooden entrance door, the hallway has high ceilings, laminate flooring, an intercom system, radiator and useful storage room.

LOUNGE

A bright and spacious lounge which has two rear facing upvc double glazed windows with far reaching views, two radiators, laminate flooring and a high ceiling. The room opens to the kitchen.

KITCHEN

Having modern styled fitted wall and base units with a laminated work surface incorporating a circular sink and drainer unit and an electric hob with extractor above. There are integrated appliances including an electric oven, fridge freezer, dishwasher and washing machine. With tiled splashbacks to the walls, vinyl flooring and a rear facing upvc double glazed window with views.

MASTER BEDROOM

A larger than average master bedroom which has a front facing upvc double glazed window overlooking the development, spacious fitted wardrobes and a radiator.

BATHROOM

Having a suite comprising of a panelled bath with shower over, a pedestal wash basin and low flush w.c. With a radiator, vinyl flooring, tiling to the wet areas and an extractor fan.

OUTSIDE

The property is set within communal grounds which include lawns, shrubs and borders. There is an allocated space to the front of the building and visitor bays are in various locations within the grounds.

VIEWINGS

Viewings are strictly by appointment only. EPC RATING C



*All floor dimensions are taken inside the room to provide the maximum area of the room only. Excludes the measurements of walls, windows, doors and any other items not appropriate to the responsibility of a salesperson only once entered.



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