

9 Westminster Close, Lodge Moor, Sheffield S10 4FR



A stunning, larger than average two double bedroom ground floor property which is located on a cul-de-sac in Lodge Moor and has recently been completely upgraded creating a high quality home. Perfect for first time buyers or downsizers, the property enjoys the space of a bungalow and benefits from additions including off road parking, a garage, large rear garden and spacious rooms with brand new kitchen and bathroom fittings. Having had a full re-wire and heating system installed recently, this is a home whereby you can simply move your furniture in! Located on a quiet part of Lodge Moor with easy access to the Universities, Hospitals and open countryside, the property is also within the catchment area of Hallam and Tapton schools and close to a wealth of shops and amenities. In brief, the property comprises; Spacious and inviting lounge, open plan dining kitchen with stylish units, a utility room with direct access to the garage, an inner hallway, two double bedrooms and a shower room with high end fittings. Outside, there is a driveway to the front whilst a pathway to the side leads to the larger than average rear garden which has a lawn and two patio areas. With NO CHAIN INVOLVED, a viewing is essential to appreciate the accommodation on offer, contact Archers Estates to view today!

- **GROUND FLOOR APARTMENT**
 - **CUL-DE-SAC LOCATION**
 - **LARGE REAR GARDEN**
- **TWO DOUBLE BEDROOMS**
 - **HIGH QUALITY FITTINGS**
 - **NO CHAIN INVOLVED**
- **FULLY MODERNISED THROUGHOUT**
 - **DRIVE AND GARAGE**
 - **EASY ACCESS TO UNI/HOSPITALS**

£275,000



GROUND FLOOR ACCOMMODATION

LOUNGE

Access to the property is gained through a front facing pvc entrance door which leads directly to the lounge, which is a spacious and inviting room having a front facing upvc double glazed bay window overlooking the street, two traditional style cast iron radiators and a newly fitted grey carpet. Doors lead to the open plan dining kitchen and inner hallway.

OPEN PLAN DINING KITCHEN

A stunning room which enjoys a bright and airy outlook. Having newly fitted wall and base units with a quartz worktop incorporating a Bosch induction hob with stylish tilted extractor above and inset stainless steel sink unit with mixer tap. Having integrated Bosch appliances including an electric fan assisted oven, touch to open microwave and full sized dishwasher. Having wood effect LVT flooring, a tall traditional style cast iron radiator, a rear facing upvc double glazed window and side facing pvc entrance door. To the dining area there is ample space for a dining table and chairs, TV aerial point to the wall, continued LVT flooring and a rear facing upvc door and window unit gaining access to the rear garden. A door leads to the utility room.

UTILITY ROOM

A wonderful addition to the property, having an integrated fridge freezer, space and plumbing for a washing machine and a useful pull out larder unit. With a side facing upvc double glazed window and LVT flooring. A door leads to the garage.

GARAGE

A spacious garage which has ample room for a car or further storage. With an electric roller door, power and lighting and a newly fitted Glow Work combi boiler with 10 year guarantee. A loft hatch gives access to the roof space which is ideal for additional storage space.

INNER HALLWAY

Having a newly fitted grey carpet with oak doors leading to the bedrooms and shower room.

MASTER BEDROOM

A spacious double sized room which has a rear facing upvc double glazed window overlooking the garden, fitted wardrobes and a radiator.

BEDROOM TWO

The second bedroom is another double sized room which has a front facing upvc double glazed window and a radiator.

SHOWER ROOM

An impressive shower room with a newly fitted ultra modern suite comprising of a walk in double shower enclosure with thermostatic shower controls, a vanity wash basin and wc with wall mounted flush. With marble effect tiling to the walls, a tall ladder style towel radiator, touch control large circular vanity mirror, an extractor and rear facing upvc double glazed window.

OUTSIDE

To the front of the property there is a small communal lawn area and driveway leading to the garage entrance. A secure gated path leads down the side of the property and gives access to the larger than average rear garden, which enjoys a sunny outlook and has a patio area and steps rising to a lawn, flower beds/borders and an additional large patio area perfect for outside dining.

TENURE

We have been informed the property is of Leasehold tenure, with a ground rent of £15 per annum. Further details can be requested.

VIEWINGS

Viewings are strictly by appointment only. In order to book a viewing please contact our office and we will be happy to organise a visit for you.



Ground Floor

Approx. 79.0 sq. metres (850.8 sq. feet)



Total area: approx. 79.0 sq. metres (850.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.

9 Westminster Close, SHEFFIELD

EPC RATING C



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