



Plot 4, 96-100 Middlewood Road, Hillsborough, Sheffield, S6 4HA



Offers around **£120,000**

****NO CHAIN**** JUST 3 NOW REMAINING - NEWLY CONVERTED TWO BEDROOM PROPERTIES FINISHED TO A HIGH STANDARD. SET OVER TWO SPACIOUS LEVELS. LOCATED ON THIS EXCLUSIVE DEVELOPMENT. CENTRALLY LOCATED. EXCELLENT LOCAL AMENITIES. All apartments will have uPVC double glazing, gas central heating throughout and LED lighting. The accommodation briefly comprises: entrance lobby, large open plan lounge/dining kitchen 8.00m x 4.36m with uPVC French doors opening on to a balcony. Stylish kitchen from Howdens. First floor: two bedrooms and a modern and contemporary bathroom. Outside: The properties are surrounded by attractive landscaped communal gardens, each apartment having its own wooden decked outside space. Location: Close to excellent local amenities and regular public transport links. Close proximity to Supertram links. The measurements and photos are taken from Plot one and may vary for each apartment.

OPEN 7 DAYS A WEEK



THE ACCOMMODATION COMPRISES

A uPVC entrance door opens into the

ENTRANCE LOBBY

OPEN PLAN LOUNGE/ DINING/ KITCHEN

8.00m x 4.36m (26'3" x 14'4")

With uPVC French doors leading out on to the outside area. Rear facing uPVC double glazed window. Two central heating radiators. TV aerial point. A staircase rises to the first floor accommodation. Understairs storage cupboard.

MODERN AND CONTEMPORARY KITCHEN

Having a range of gloss fronted wall, base and drawer units with a granite effect roll edge work surface above incorporating a stainless steel sink and drainer. Integrated appliances include an electric oven and four ring hob over and stainless steel extractor hood above. Housing and plumbing for a washing machine. Further area for fridge freezer. Ideal gas boiler. Spotlights to the ceiling. Front facing uPVC double glazed window.

From the lounge, a staircase with wooden balustrade rises to the

FIRST FLOOR LANDING

Spotlight to ceiling.

MASTER BEDROOM

4.35m x 4.11m (14'3" x 13'6")

The measurements include a large recessed area. Spotlights to the ceiling. Front facing uPVC double glazed window with central heating radiator beneath.

BEDROOM TWO

3.78m x 2.41m (12'5" x 7'11")

Rear facing uPVC double glazed window. Further velux window. Ceiling light point. Central heating radiator.

MODERN AND CONTEMPORARY BATHROOM

2.36m x 1.84m (7'9" x 6'0")

A modern and contemporary suite comprising bath with shower over and glass shower screen. Low level WC and pedestal washbasin. Chrome towel radiator. Part tiling to splash prone areas to walls. Tiling to floor. Spotlights to the ceiling. Velux window providing natural light.

OUTSIDE

Attractive communal gardens. Each apartment has its own outside wooden decked area.

NOTE

The measurements and photos are taken from Plot one and may vary for each apartment.

SERVICES

The agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.

FIXTURES AND FITTINGS



Certain furnishings may be purchased by separate agreement with the Vendors.

FLOOR PLANS

The following plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures, fittings or furnishings.

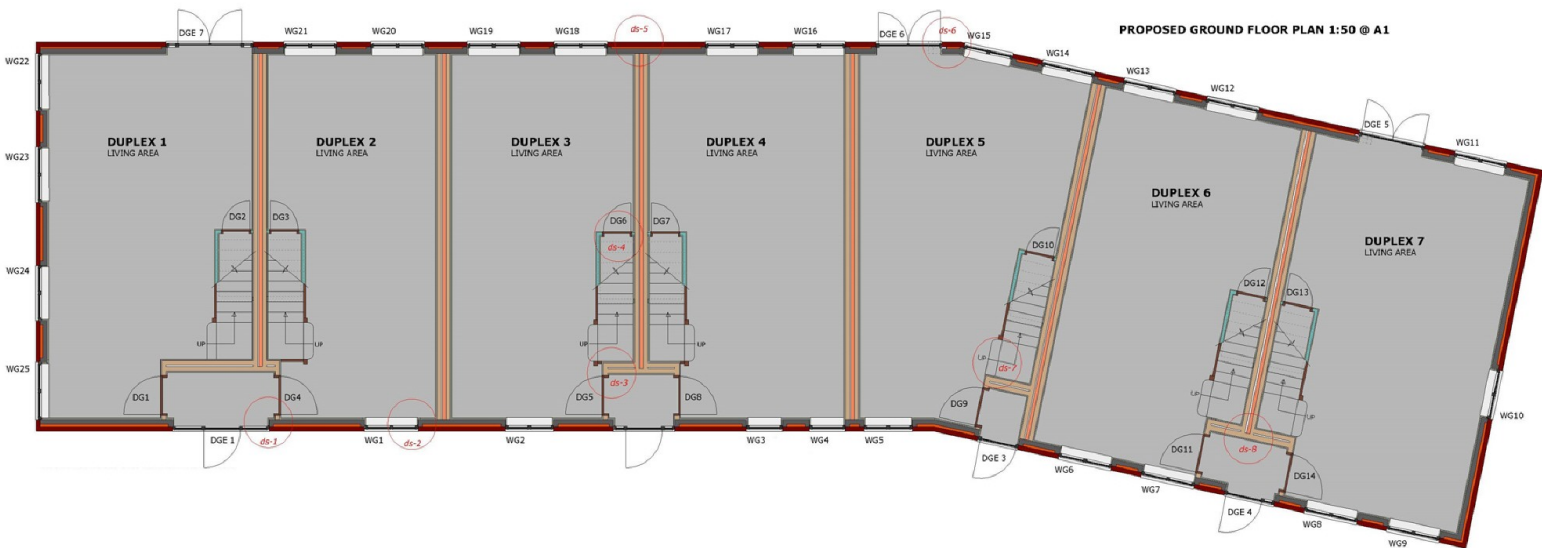
VIEWING

Strictly by appointment through our Hillsborough Office.

VALUER

Greg Ashmore/hmm





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