

Saxton Mee

56 Cracknell, Millsands, Sheffield, S3 8NE



Occupying a superb corner position on the first floor of this popular residential development, a spacious two double bedroom apartment with lovely aspect and balcony overlooking the River Don. Ideally located on the outskirts of Sheffield city centre and close to Kelham Island with its excellent range of pubs and restaurants. Suited to first time buyers or property investors and briefly comprising: entrance hallway with lift and stair access to the first floor, private hallway with storage, superb open plan kitchen/dining/living room with access to the balcony, master bedroom, double bedroom two and bathroom. Outside allocated off road parking.

Offers around **£140,000**

The Accommodation Comprises

A communal entrance door opens into

Reception Hallway

With lift and stair access to the

First Floor

Where a wider than average door opens into

Private Reception Hallway

Which has wood effect flooring, electric heater, two useful fitted storage cupboards, one of which houses the hot water cylinder.

Superb Open Plan Kitchen/Dining/Living Room

Kitchen Area

Fitted with an excellent range of matching wall and base units complemented by a granite effect roll top work surface with inset stainless steel sink unit. There is an electric stainless steel oven and grill, electric four ring hob with extractor hood above, integrated dishwasher, integrated washing machine and space and point for a fridge freezer. Tiled splashbacks to the walls, wood effect flooring, coving and electric heater.

Dining/Living Area

Superbly proportioned in an excellent corner position with side facing uPVC double glazed window, side facing French doors opening to a Juliet balcony and rear facing French doors opening to a decked balcony with a lovely aspect over the River Don. Wood effect flooring, electric heater, coving and wall mounted telephone intercom. Ample space for separate living and dining areas.

Master Bedroom

Has a uPVC double glazed window with a lovely aspect over the river,

electric heater, coving and double fitted wardrobe.

Double Bedroom Two

Has a rear facing uPVC double glazed window again with a lovely aspect over the river, coving and electric heater.

Bathroom

Attractively appointed with a suite in white comprising bath with Triton electric shower over, pedestal wash hand basin and low flush w.c. Tiling to the wet areas and wall mounted Dimplex electric heater.

Outside

The property benefits from a wider than average allocated parking space together with delightful well maintained communal grounds and on site concierge during the day.

Ground Rent

£150 per annum

Service Charge

£1,700 per annum to include building insurance and water rates.

Valuer

James Bridgland/mw

Viewing

Strictly by appointment through the Banner Cross office.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	79
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		71	71
		EU Directive 2002/91/EC	

56, CRACKNELL MILLSANDS

APPROXIMATE GROSS INTERNAL AREA = 69.5 SQ M / 748 SQ FT

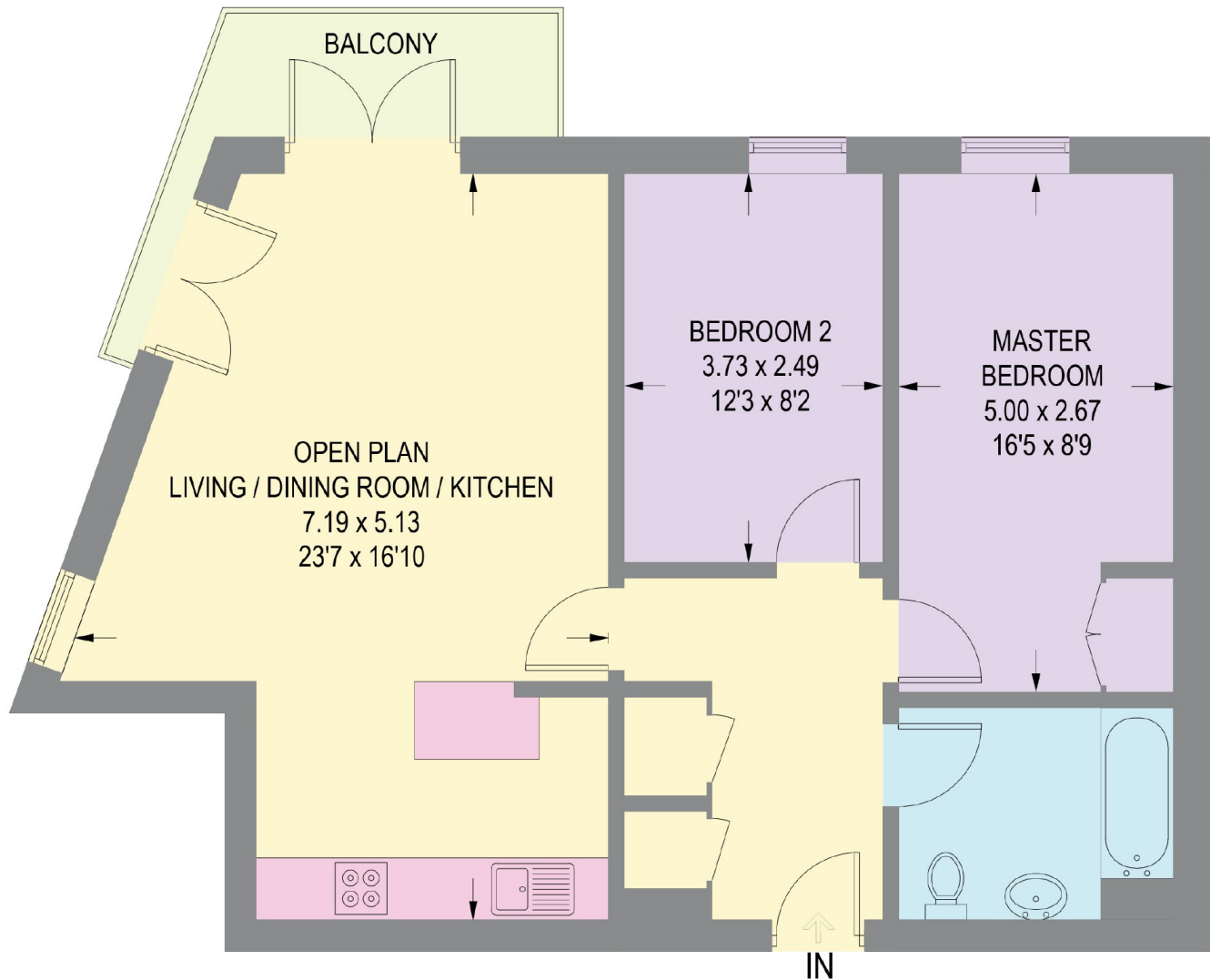
**FIRST FLOOR**

Illustration for identification purposes only, measurements are approximate, not to scale.

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