

## 46 St Francis Close, Sandygate, Sheffield S10 5SX



A smart, modern styled two double bedroom, two bathroom first floor apartment which is located on this popular development off Sandygate Road. Having been upgraded recently including newly fitted Kitchen and Bathrooms, the property is ready to move into and would ideally suit first time buyers, downsizers or landlords. With upvc double glazing and electric heating, the property also benefits from an allocated parking space outside. Located close to a wealth of shops, cafes and amenities in Crosspool and regular transport links metres away giving easy access to the Universities and Hospitals. In brief, the property comprises; Secure Communal Entrance Lobby with staircase rising to the first floor accommodation, Entrance Hallway with storage, Lounge, Kitchen with recently fitted units, two double sized Bedrooms (the master with En-Suite Shower room) and a Bathroom with recently fitted suite. Outside, there are well manicured communal grounds including lawns, flower beds and parking areas with visitor bays and an allocated space for this apartment. Available with NO CHAIN involved, contact Archers Estates to book your viewing today!

- FIRST FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- EASY ACCESS TO UNI/HOSPITALS

- TWO DOUBLE BEDROOMS
- NEW KITCHEN AND BATHROOMS
- NO CHAIN INVOLVED

- TWO BATHROOMS
- DOUBLE GLAZING/ELECTRIC HTG
- CLOSE TO BUS ROUTES

**£189,950**



## **GROUND FLOOR ACCOMMODATION**

### **SECURE COMMUNAL LOBBY**

A secure entrance door leads in to the lobby area, which has a staircase rising to the first floor accommodation.

## **FIRST FLOOR ACCOMMODATION**

### **ENTRANCE HALLWAY**

Access to the property is gained through a wooden entrance door, which leads to the Entrance Hallway. Wide and inviting, the hallway has an electric storage heater and storage cupboard housing the water cylinder. Doors lead to all rooms.

### **LOUNGE (13'8" 13'6")**

A bright and spacious Lounge which has two front facing upvc double glazed windows and an electric storage heater. The room opens to the Kitchen.

### **KITCHEN (13'8" x 7'11")**

A modern and stylish kitchen which has recently fitted high gloss wall and base units with a quartz effect laminated work surface incorporating a stainless steel sink and drainer unit and ceramic hob with extractor above. There is an integrated electric oven and space for appliances including a washing machine and fridge freezer. With laminated flooring and an electric heater.

### **MASTER BEDROOM (10'2" x 15'9")**

A spacious double sized bedroom which has a rear facing upvc double glazed window, stylish fitted wardrobes and electric heater. A door leads to the En-Suite Shower room.

### **EN-SUITE SHOWER ROOM**

Having a modern, recently fitted suite incorporating a shower enclosure, vanity wash basin and a low flush wc. With partially tiled walls and vinyl flooring.

### **BEDROOM TWO (10'11" max x 9'10")**

The second bedroom is another double sized room which has a rear facing upvc double glazed window and electric heater.

### **BATHROOM**

Having a newly fitted suite comprising of a panelled bath with shower over, vanity wash basin and low flush wc. With tiled walls, vinyl flooring, a chrome towel radiator and an extractor fan.

## **OUTSIDE**

The development is set within mature, well maintained communal grounds which include lawns, flower beds and shrubs. There are a variety of parking areas with visitor bays and an allocated parking space for this apartment outside the block.

## **VIEWINGS**

Viewings are strictly by appointment only. In order to book a viewing please call Archers Estates on 0114 2683833 and we will be happy to organise this for you.

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



## First Floor

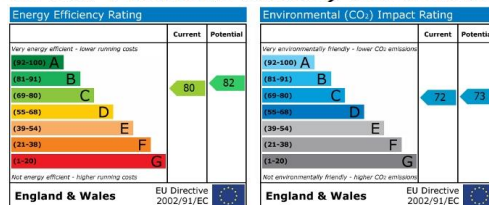
Approx. 66.3 sq. metres (713.1 sq. feet)



Total area: approx. 66.3 sq. metres (713.1 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.

### 46 St. Francis Close, Sheffield



**ARCHERS**  
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