

8 Kersal Lawns, Manchester Road, Broomhill, Sheffield S10 5DN



A modern, spacious and well presented two bedroom ground floor apartment, which is situated in this popular over 55's development off Manchester Road. Enjoying a stunning outlook over well manicured grounds, the property is perfect for downsizers looking for a peaceful setting and is ready to move into. Located within close proximity to bus routes on Manchester Road giving easy access to shops and amenities in Broomhill, Crosspool and the City Centre. With recently fitted carpets, double glazing, electric heating, communal parking and a personal garden area overlooking the grounds to name a few highlights! In brief, the property comprises; Secure Communal Entrance Lobby, Entrance Hallway with two storage cupboards, spacious Lounge/Dining room, Kitchen with modern style fitted wall and base units, two spacious Bedrooms and a modern styled Shower room. Outside, the property is surrounded by beautifully maintained grounds including lawns and borders, shrubs and trees and there is a covered patio area. There are communal parking bays to the front of the development with tall trees for added privacy. AVAILABLE TO THE MARKET WITH NO CHAIN – CALL ARCHERS ESTATES TO VIEW TODAY!

- **GROUND FLOOR APARTMENT**
- **COMMUNAL PARKING**
- **STUNNING GARDENS**

- **TWO SPACIOUS BEDROOMS**
- **OVER 55'S ONLY**
- **NO CHAIN INVOLVED**

- **INCLUDES COVERED PATIO**
- **PRIVATE AND SECLUDED DEVELOPMENT**
- **DG AND ELECTRIC HEATING**

£159,950

GROUND FLOOR ACCOMMODATION

SECURE COMMUNAL ENTRANCE LOBBY

Access to the property is gained through a secure communal door which gains access to the Communal Lobby area of the building. There is a lift and staircase which both gain access to the first floor accommodation. A door leads to the apartment.

ENTRANCE HALLWAY

A spacious and inviting entrance hallway which has a wooden entrance door, storage heater and two storage cupboards, one housing the water cylinder and one housing the alarm panel. Doors lead to most rooms in the apartment.

SPACIOUS LOUNGE/DINING ROOM (19'3" x 19'7" max)

A bright and spacious living room which enjoys an L-shaped layout. Having a rear facing double glazed sliding patio door gaining access to the personal garden area, two storage heaters, a feature electric fire with marble backing and hearth, coving to the ceiling and plenty of space for lounge furniture and a dining table and chairs. A door leads to the Kitchen.

KITCHEN (10'9" x 7'10")

A good sized Kitchen which has a range of modern styled fitted wall and base units with a laminated work surface area incorporating a granite composite sink and drainer unit and ceramic hob with extractor above. There are integrated appliances including an eye level Neff double oven, fridge freezer, washer/dryer and dishwasher. With tiled splashbacks to the walls, tiled flooring and a rear facing double glazed window enjoying views over the communal grounds.

MASTER BEDROOM (14'4" x 8'8")

A good sized double room which has fitted wardrobes, a front facing double glazed window and storage heater.

BEDROOM TWO (10'6" x 6'9")

The second bedroom is a spacious single room which has a front facing double glazed window and a storage heater.

SHOWER ROOM

A modern shower room which has a suite comprising of a double sized shower enclosure, vanity wash basin and low flush wc. There are tiled walls, vinyl flooring and an electric towel radiator.

OUTSIDE

A driveway directly from Manchester Road leads into the grounds, where there is a large communal parking area to the front of the building.

There are well manicured lawns surrounding the development with tall trees, shrubs and borders, attracting an array of wildlife. This property includes its own personal covered patio area which leads directly onto the communal grounds.

VIEWINGS

Viewings are strictly by appointment only. In order to book your viewing please contact Archers Estates on 01142683833 and we will be happy to arrange this for you.



Ground Floor

Approx. 68.3 sq. metres (735.2 sq. feet)



Total area: approx. 68.3 sq. metres (735.2 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.

8 Kersal lawns, Sheffield

EPC RATING C



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