



St. Francis Close, Sandygate, S10 5SX

£185,000

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This beautiful first floor apartment is part of a purpose-built development, exclusively designed for the over-55s market. Ideally located on the fringe of Crosspool as it meets Sandygate, the property is offered with no upward chain and features a large sitting room, modern breakfast kitchen, and convenient allocated parking directly outside the building.

The thriving community of Crosspool offers a wealth of local amenities, such as shops, cafés, and restaurants. It is well-served by regular transport links that take you to Sheffield's bustling city centre, via the popular Broomhill area, in under 15 minutes. Sheffield itself is a vibrant, cosmopolitan city renowned for its rich industrial heritage, green spaces, and strong community spirit. It boasts excellent healthcare services, with several leading hospitals close by, including the Royal Hallamshire and Northern General hospitals, making the location ideal for easy access to medical facilities.

For academics and professionals, Sheffield is home to two world-class universities, the University of Sheffield and Sheffield Hallam University, both of which are located nearby. The city offers a diverse cultural scene, with a thriving arts and music culture, fantastic shopping districts, and a wide array of restaurants and cafés to suit every taste.

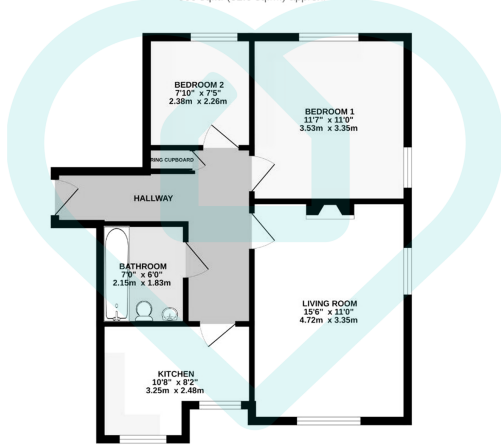
Property Description

This spacious first floor apartment is located in a highly sought-after development for over-55s, providing comfortable and accessible living. The apartment benefits from its own allocated parking space conveniently situated just outside the communal entrance. The property is presented to a high standard, perfect for those looking for a home ready to move into without any additional work. Comprising: Communal Entrance Hall, Entrance Hallway, Lounge, Breakfast Kitchen, Master Bedroom, Bedroom 2, Bathroom/Wc, Communal Gardens, Parking Space.

The property is ideally suited to a wide range of buyers, particularly those looking to downsize while staying close to local amenities, transport links, and shopping areas in Crosspool and Broomhill. The area is well-connected to the city hospitals, universities, and major roads, including Manchester Road, making it ideal for those



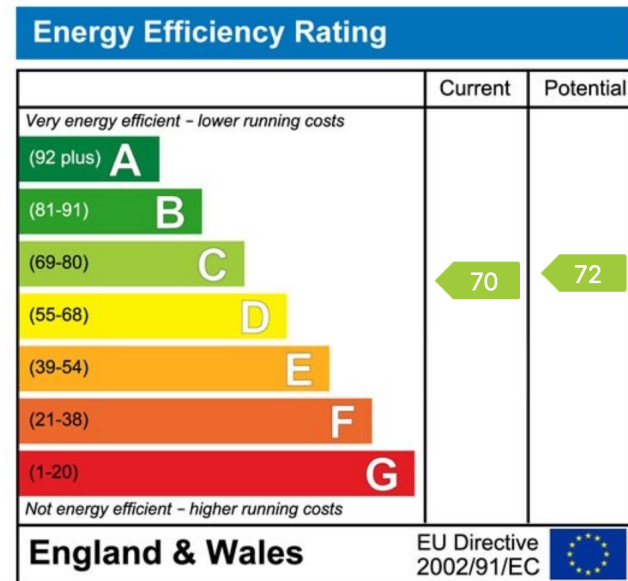
GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- An excellent first floor apartment having double glazing and electric heating
- Close to the bus stops for the 51 bus both to Lodge Moor and The City Centre
- Close for the Universities and Hospitals
- Communal grounds and allocated parking
- Viewing highly recommended
- Standing within this popular residential development
- Excellent shopping facilities in Crosspool and in turn Broomhill
- Providing good sized accommodation
- Positioned in an over 55's block of apartments
- No chain involved



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