



Ground Floor Apt 30 Clifford Road, Brincliffe, Sheffield, S11 9AQ

Saxton Mee

Ground Floor Apt 30 Clifford Road Brincliffe

Guide Price

£150,000

GUIDE PRICE £150,000 - £155,000

Set within an exclusive development of just 9 apartments on a sought-after road in the quiet, leafy suburb of Brincliffe, this charming one-bedroom ground floor apartment is an excellent opportunity for first-time buyers, investors, or professionals seeking a convenient city base.

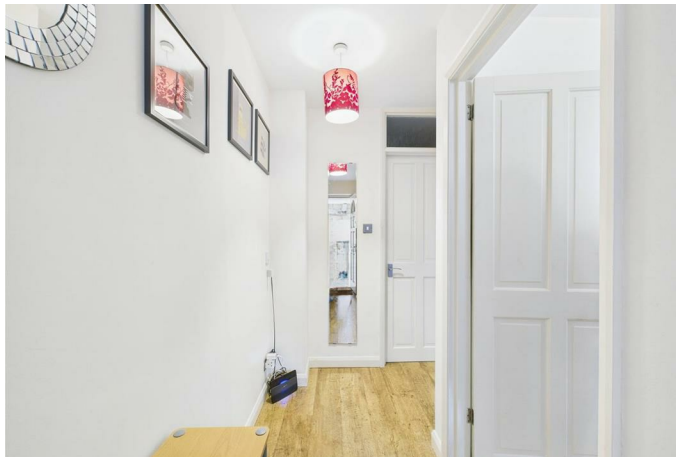
The property benefits from uPVC double glazing and gas-fired central heating throughout. With its prime location close to the vibrant bars, restaurants, and shops of fashionable Ecclesall Road, this home perfectly balances peaceful surroundings with easy access to city life.

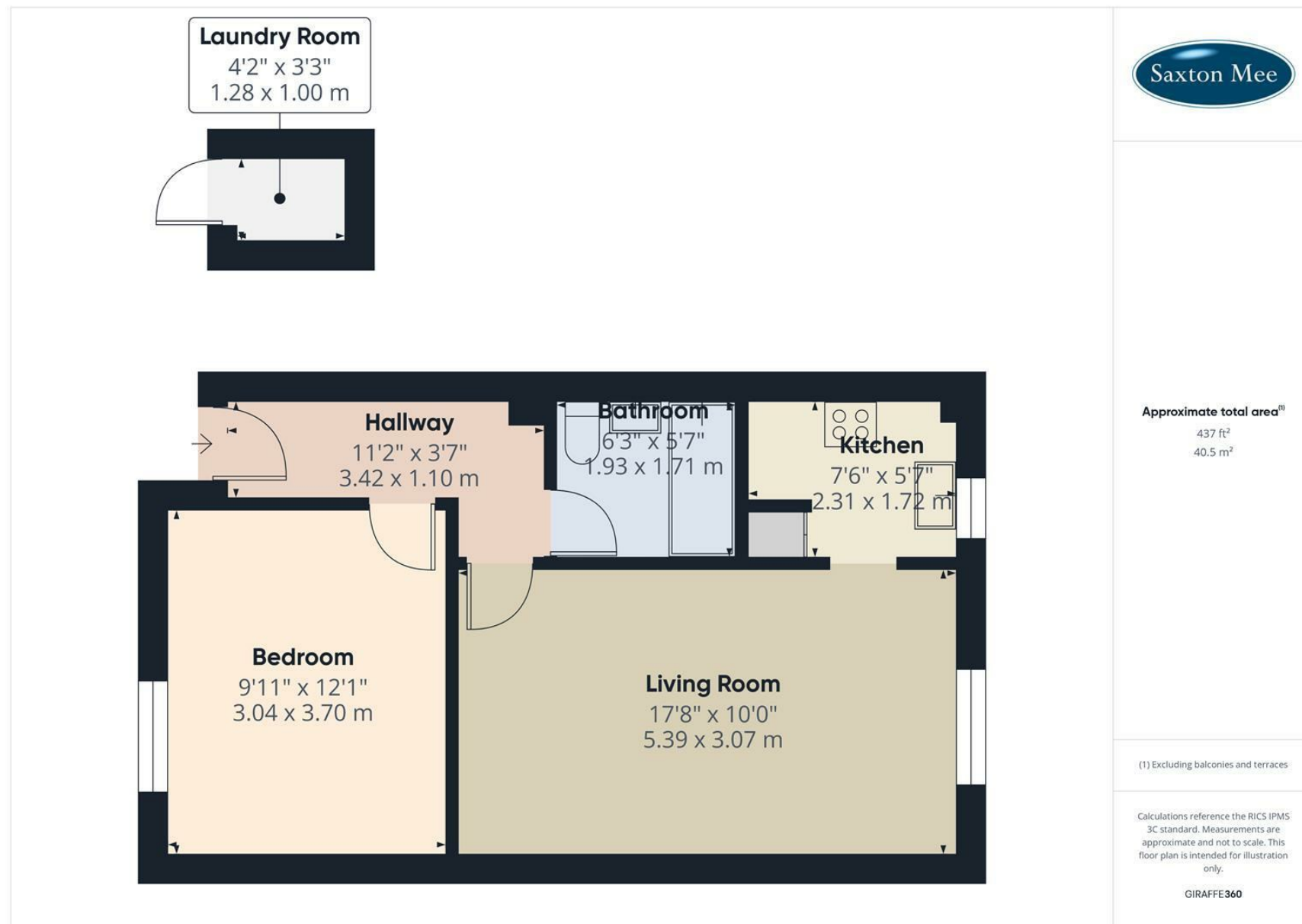
The accommodation comprises a private ground floor entrance leading to a welcoming hallway, a spacious living/dining room filled with natural light, and a separate fitted kitchen. There is a generous double bedroom and a white bathroom suite. A particularly useful feature is the laundry room, which has electrics and plumbing, currently housing the washing machine, this can also be used as a bike shed or storage cupboard.

Outside, residents enjoy well-maintained communal grounds and off-road parking available on a first-come, first-served basis. Offered to the market with NO CHAIN, this apartment represents a fantastic find in one of Sheffield's most desirable suburbs.



- Delightful one bedroom ground floor apartment
- Excellent location in the heart of Brincliffe and next to popular Nether Edge and Ecclesall
- Leafy green development with resident parking
- No onward chain
- Bright and spacious open plan living and dining room with outlooks over greenery to the front
- Fitted kitchen and white suite bathroom
- Double bedroom
- Convenient laundry/store room outhouse
- Ground Rent £30 and £750 service charge per annum
- Leasehold 155 years left on the lease





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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