



Compton Street Walkley Sheffield S6 5BP
Offers Around £185,000

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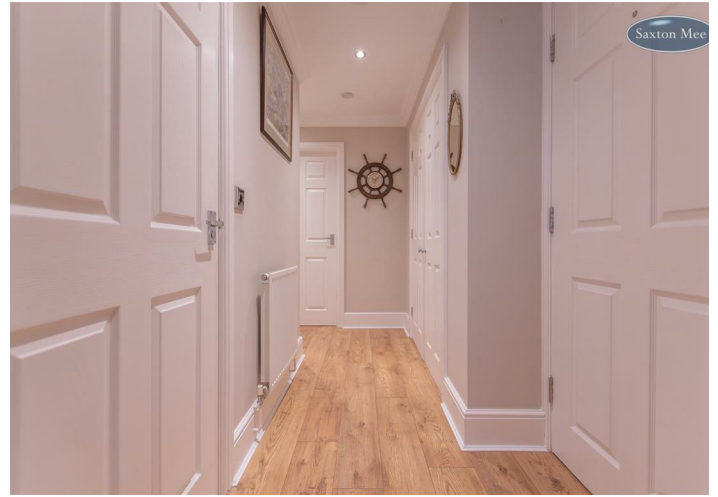
Offers Around £185,000

**** GROUND FLOOR APARTMENT ** CHAIN FREE ** ALLOCATED PARKING **** Positioned on the ground floor of this popular and secluded development within the sought after area of Walkley, is this superb two bedroom apartment which is offered to the open market with no onward chain. Well presented throughout, the property benefits from allocated off road parking, access to and use of a south facing patio area, which although not forming part of the property it can be customized to your own taste, as is the accepted practice in the development. The fabulous open plan living area, which has recently had new flooring, provides a sunny, spacious, and flexible living space. The property further benefits from gas central heating, double glazed windows, and ceiling coving throughout. Access to the property is via a secure communal entrance or directly by the patio doors.

In brief, the living accommodation comprises private door which opens into the entrance hallway which has useful storage cupboards and access to the open plan living area and kitchen, the shower room and the two bedrooms. The impressive living and dining area has south facing patio doors. The kitchen, which has been recently installed has a range of fitted units. A contrasting worktop incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include a fridge freezer, washer dryer, microwave and an electric oven, all newly installed. The master bedroom, which includes a spacious wardrobe, has ample space for other furniture. The second bedroom comfortably takes a single bed. The well appointed shower room is partially tiled and has a WC and wash basin and a large newly fitted walk-in shower enclosure.

- TWO BEDROOM GROUND FLOOR APARTMENT
- SUPERB OPEN PLAN LIVING SPACE
- SHOWER ROOM
- NO CHAIN
- ALLOCATED PARKING
- ACCESS TO A SOUTH FACING PATIO
- FANTASTIC LOCATION
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





LOCATION

Located in this convenient and sought after location. Walkley is within easy reach of excellent local amenities on South Road including the ASDA superstore along with the excellent amenities in Hillsborough which includes butchers, bakers, greengrocers, pub, restaurants and takeaways. Hillsborough park, leisure centre and library close-by. Fantastic public transport links including the Supertram. Well regarded local schools for both primary and secondary students.

MATERIAL INFORMATION

The property is Leasehold with a term of 999 years running from the 18th June 2010.
The property is currently Council Tax Band B.

VALUER

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.

Ground Floor

Approx. 54.5 sq. metres (586.3 sq. feet)



Total area: approx. 54.5 sq. metres (586.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) 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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) 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		EU Directive 2002/91/EC	