



Storth Lane Ranmoor Sheffield S10 3HP
Offers Around £160,000

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Situated in this prime position within one of Sheffield most highly regarded locations is this second floor, one bedroom apartment which enjoys a south-east facing balcony and benefits from residents off-road parking and underfloor heating. The property is positioned to the west of the city with excellent links to the city centre, hospitals and highly regarded schools. The M1 motorway and glorious scenery associated with The Peak District National Park is on the doorstep offering the most idyllic of outdoors lifestyles.

Neutrally decorated throughout, the living accommodation briefly comprises a private door which opens into the entrance lobby which is useful for hanging coats and storing shoes. Access into the lounge and the bedroom. The spacious lounge has floor to ceiling windows and a door which leads to the private balcony and allows lots of natural light to flow through the room. A door then opens into the contemporary kitchen which has a range of wall, base and drawer units with shaker style doors and contrasting worktops. Integrated appliances include an electric oven and electric hob along with space for a washing machine. The double bedroom to the rear aspect has a small fitted cupboard. From the lounge, access to a utility area which has plumbing for a washing machine before reaching a well appointed bathroom which is partially tiled and has vinyl flooring and a white suite including bath with electric shower, WC and wash basin.

- SECOND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- SPACIOUS LIVING AREA
- KITCHEN & SEPARATE UTILITY AREA
- NEUTRAL DECOR
- COMMUNAL GARDENS
- RESIDENTS OFF-ROAD PARKING
- PRIVATE BALCONY
- CLOSE TO AMENITIES
- SOUGHT AFTER LOCATION





OUTSIDE

The property enjoys access to well manicured communal gardens, residents off-road parking, and benefits from a south-east facing balcony and an external store.

LOCATION

The apartment forms part of this popular development on Storth Lane. Storth Lane is situated in the immensely desirable and leafy suburb of Ranmoor. Within walking distance of a comprehensive range of shopping facilities including butchers, chemist, hairdressers, wine bars, restaurants and public houses, together. Further shopping facilities can be found at Crosspool and a Tesco Express is situated approximately half a mile away at Nether Green. There is also easy access to Ecclesall Road where there are comprehensive range of amenities including a Marks & Spencer Food-hall and a Waitrose Supermarket. Delightful walks can be found through Endcliffe Park leading to the beautiful Porter Valley. The main City hospitals and various University campuses are in close proximity while Sheffield City centre can be easily accessed by public transport with regular bus routes nearby. Slightly further afield are the glorious outdoor spaces of the Peak District with its stunning natural scenery and popular villages.

MATERIAL INFORMATION

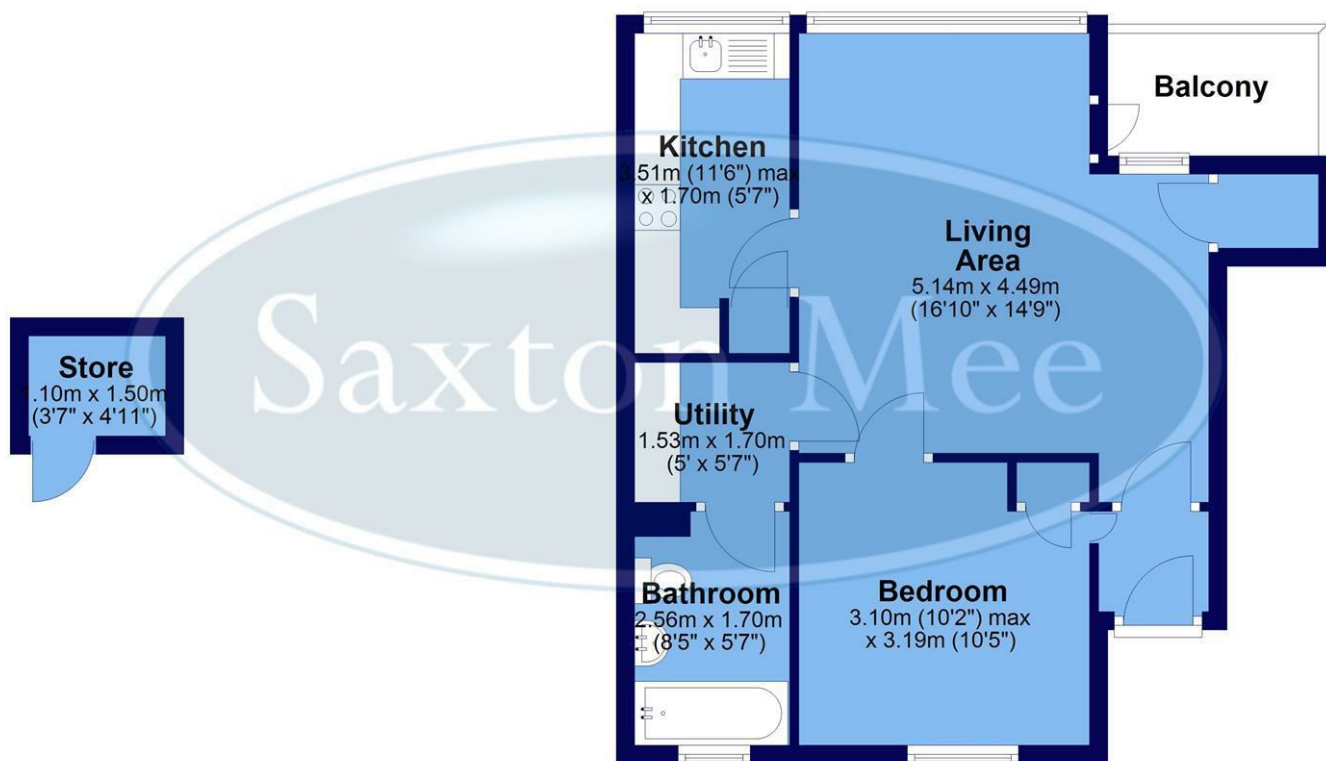
The property is Leasehold with a term of 999 years running from the 31st March 1982.
The property is currently Council Tax Band A.

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.

Approx. 47.8 sq. metres (514.5 sq. feet)



Total area: approx. 47.8 sq. metres (514.5 sq. feet)

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

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