

Handsworth Road Handsworth Sheffield S13 9BN  
Guide Price £135,000

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GUIDE PRICE £135,000-£145,000 \*\* NO CHAIN \*\* Situated in this popular residential area is this much larger than average self contained, three bedroom apartment which benefits from a gated off-road parking space. The property has access to excellent local amenities, regular public transport links as well as easy access to motorway links.

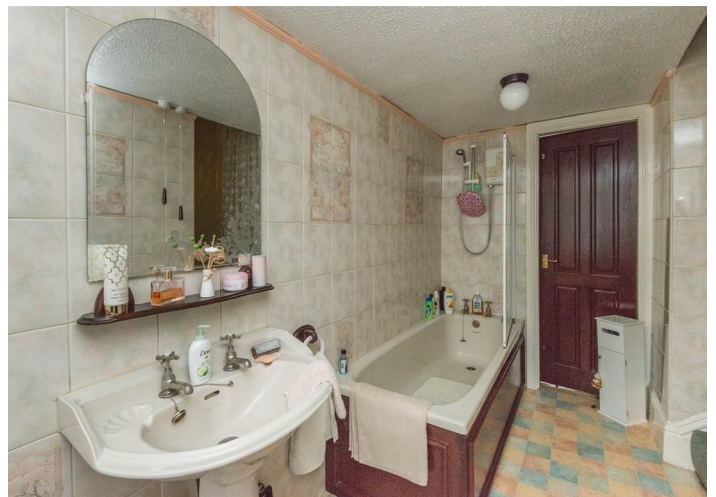
In brief, the living accommodation comprises: enter through a private entrance door into the spacious and grand entrance hall with a storage cupboard.

A staircase rises to the first floor landing with secure telephone intercom system, storage under the stairs and a large window allowing natural light. Access into the lounge, kitchen, two bedrooms and the bathroom. The well proportioned lounge/dining room has coving to the ceiling, ceiling rose and an electric fireplace with marble back and hearth and attractive surround and mantelpiece. There is an office off with fitted cupboards. The kitchen has a range of units with a Granite-effect roll edge complementary work surface which incorporates the one and a half stainless steel sink with drainer and matching mixer tap over. Integrated appliances include a gas oven with four ring gas hob over. Stainless steel splashback and stainless steel extractor hood. There is a rear facing uPVC double glazed windows, with breakfast bar underneath. Both bedrooms are excellent sized doubles. The bathroom has a three piece suite with access to a utility room.

From the entrance hall, a staircase rises to the second floor landing which has storage space and access into attic bedroom three.

- THREE BEDROOM SELF-CONTAINED APARTMENT
- LOUNGE & KITCHEN
- OFFICE & UTILITY
- THREE PIECE SUITE BATHROOM
- GATED OFF-ROAD PARKING SPACE
- INVESTMENT OPPORTUNITY/CASH BUYERS ONLY
- CLOSE TO EXCELLENT AMENITIES
- REGULAR PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & M1 MOTORWAY
- EPC RATING TO BE CONFIRMED





## OUTSIDE

Gated off-road parking space.

## LOCATION

Situated within walking distance to an excellent range of local amenities, schools catchment, local doctors surgery, great pubs/restaurants, a short distance to the M1 motorway networks, Sheffield, Chesterfield, The Peak District, Meadowhall, regular public transport links, nearby train station and walking distance Handsworth park.

## MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from the 29th September 1989.

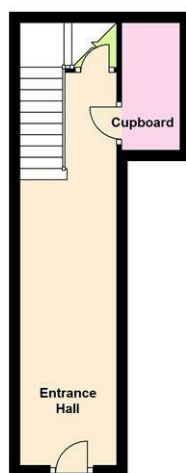
The property is currently Council Tax Band A.

## VALUER

Greg Ashmore MNAEA

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.

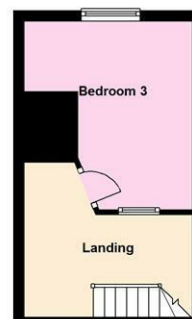
**Ground Floor**  
Approx. 17.6 sq. metres (189.1 sq. feet)



**First Floor**  
Approx. 92.1 sq. metres (990.8 sq. feet)



**Second Floor**  
Approx. 17.2 sq. metres (184.8 sq. feet)



Total area: approx. 126.8 sq. metres (1364.7 sq. feet)

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Hillsborough  
Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(43-54) E	F		
(31-42) F	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(43-54) E	F		
(31-42) F	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	