





12 Cherry Tree Dell

Brincliffe • Sheffield • S11 9DN

Guide Price £200,000 - £210,000

A 2 bedroom ground floor apartment occupying a superb location on a cul de sac within this sought-after development. The property has a garage, communal parking, uPVC double glazing, wooden floors under the carpets, gas central heating with a combination boiler and has a delightful enclosed established rear garden. The accommodation comprises: Entrance hallway with storage and cloaks cupboards. Living room overlooking the rear garden and feature fireplace with coal effect electric fire. Kitchen having a range of maple effect fronted units with contrasting worktops, hob, oven extractor, integrated fridge, freezer and washing machine. Two front facing bedrooms. Fully tiled shower room, vanity unit, ladder radiator and generous cupboard housing the combination boiler. The property stands in lovely well maintained communal gardens and has its own private rear garden with lawn, shrubs and bushes. Garage and communal parking within the development. Cherry Tree Dell is a sought-after development within a residential neighbourhood whilst also being connected to Sharrow Vale and Nether Edge, offering the best of both worlds. It has a green, leafy feel, whilst being with reach of a range of cafes, restaurants, shops, and amenities, including local schools, theatres, parks, and woodland. There are access links to the city centre, hospitals, universities, train station, and the Peak District. No Chain.



- Two Bedroom Ground Floor Apartment
- Private Rear Garden
- Feature Fireplace
- Built-In Kitchen Appliances
- Garage

- uPVC Double Glazing
- Gas Central Heating With Combination Boiler
- Council Tax Band B & EPC Rating C
- Lease 200 years from 1979
- Ground rent £30pa - Service Charge £90pcm



12 CHERRY TREE DELL

APPROXIMATE GROSS INTERNAL AREA = 51.4 SQ M / 553 SQ FT

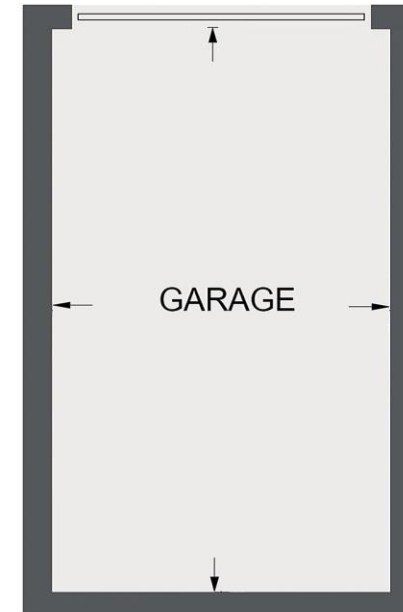
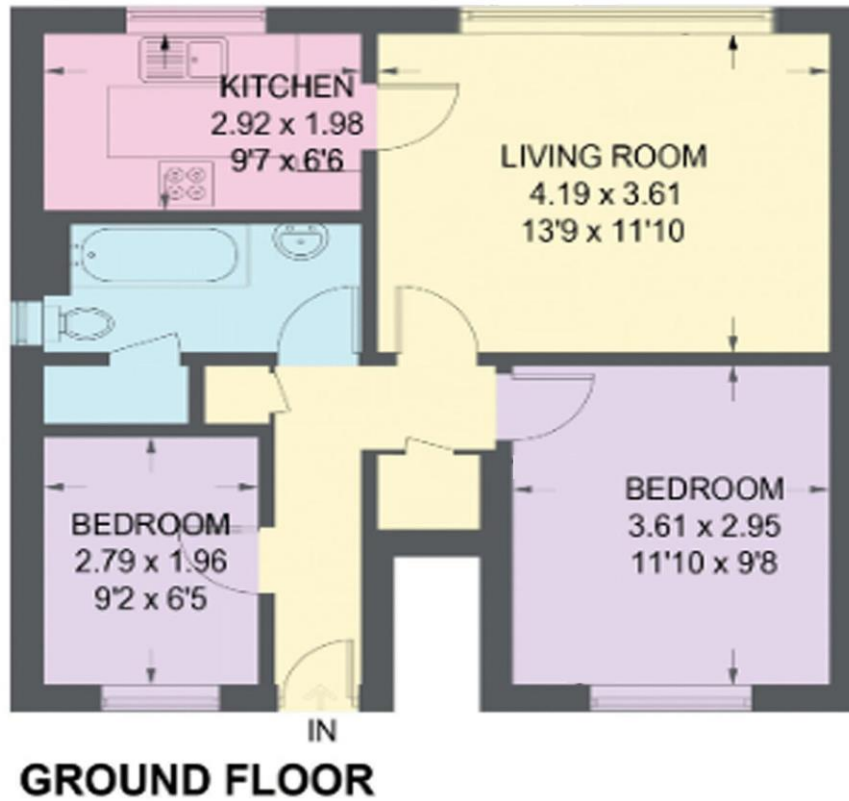


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.