





11 Fountside

Oak Dale Road • Nether Edge • S7 1SN

Guide Price £165,000 - £175,000

Within walking distance of the heart of Nether Edge is a 2 bedroom first floor apartment with a garage, overlooking beautiful communal gardens. Light and airy space with two double bedrooms, benefitting from combination gas central heating and double glazing, whilst needing a scheme of general updating. Excellent potential to add value. No chain. Accessed through a secure communal entrance and stairs to a private entrance on the first floor. The living space is good sized, featuring a generous front facing window allowing an abundance of natural light as well as a pleasant outlook. The kitchen is fitted with a range of wood effect units and worktops overlooking lovely, established communal gardens and a pond. There is space for freestanding appliances and a wall mounted Vaillant combination boiler. There are two double bedrooms, one featuring built-in wardrobes, both complemented by a pleasant outlook. The bathroom is equipped with 3-piece suite, and is partially tiled. The landing area creates useful storage. Externally, the property is surrounded by attractive communal gardens, parking, and an allocated garage, creating off-street parking and storage. Oakdale Road well-placed for local shops and amenities in Nether Edge and on Abbeydale Road, with reputable schools close by, local parks, recreational facilities, and access to the city centre, with regular public transport to the hospitals, universities, and the Peak District.

200 years from 1963 £12pa - Edward Winder Watts Service Charge £1065.44 pa



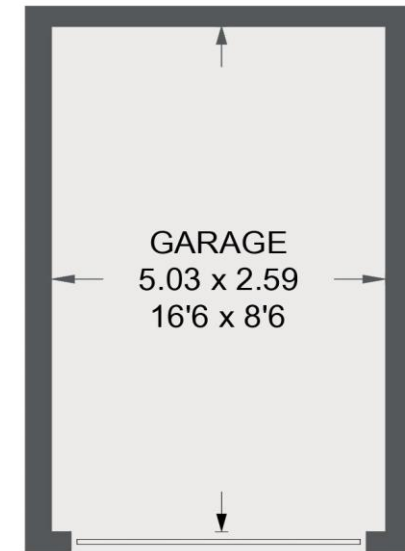
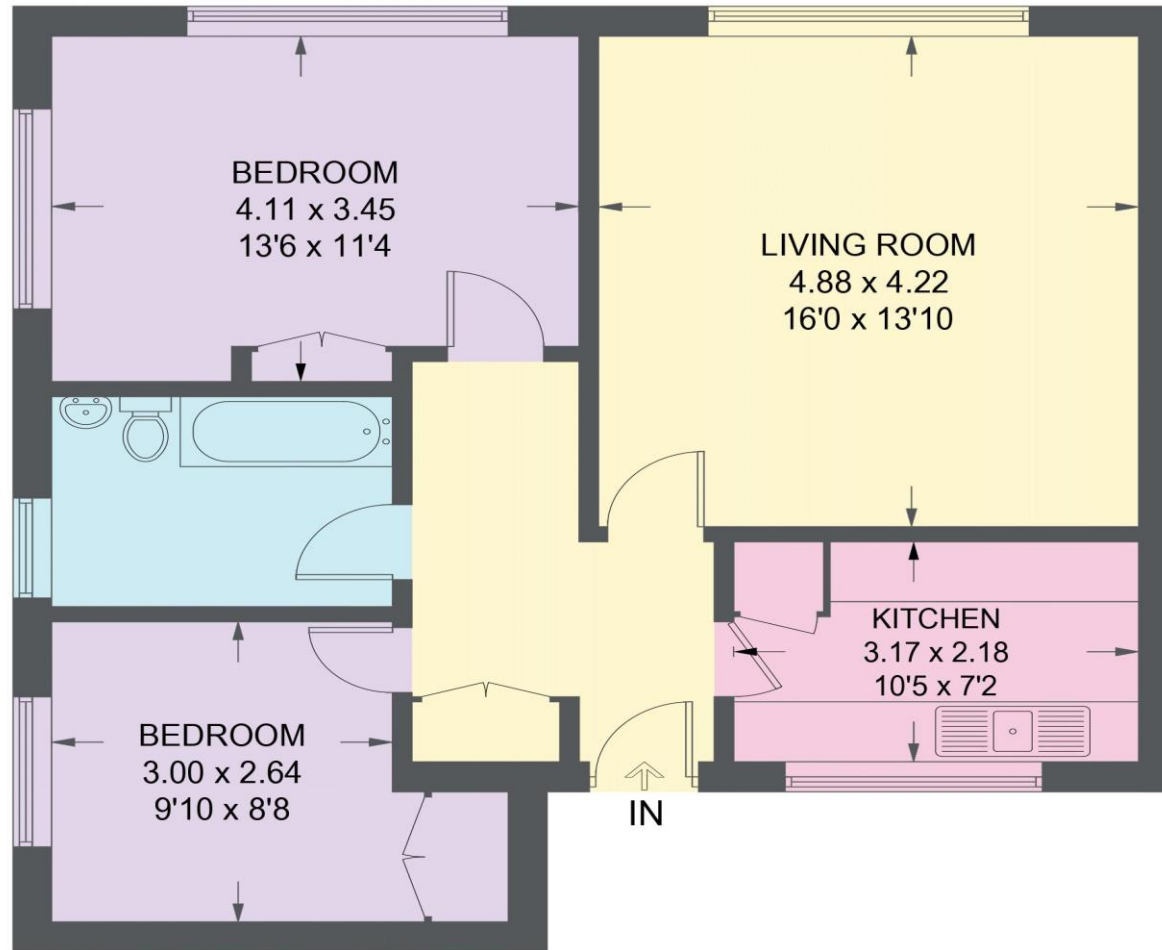
- First Floor Apartment with a Garage
- Beautiful Communal Gardens
- 2 Double Bedrooms
- Light and Airy Accommodation
- Combination Boiler & Double Glazing
- Needs General Updating
- Close to Heart of Nether Edge
- No Chain
- 200 years from 1963 £12pa - Edward Winder Watts
- Council Tax Band A, EPC Rating C

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APPROXIMATE GROSS INTERNAL AREA = 67.0 SQ M / 721 SQ FT

GARAGE = 13.1 SQ M / 141 SQ FT

TOTAL = 80.1 SQ M / 862 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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.