





## 25 Dorcliffe Lodge

Endcliffe Grove Avenue • Endcliffe • S10 3EJ

Guide Price £160,000 - £170,000

A fabulous one bedroom first floor apartment with lovely woodland views, situated on a popular road, close to Endcliffe Park. Well-proportioned and well-presented accommodation with a modern, light and airy feel. Features include a modern fitted kitchen, a white bathroom suite and car parking facilities. Benefits from electric heating, uPVC double glazing and a security intercom. A side entrance door with a security intercom leads into a communal hallway, with stairs rising to the first floor. Apartment 25 comprises of an 'L' shaped reception hall, leading into a front lounge with feature panelled wall and a pleasant outlook. The kitchen has been refurbished with an excellent range of modern, gloss finished units, complemented by oak effect work-surfaces, incorporating a breakfast bar, and brick shaped splash-back tiling. Included with the sale is a stainless-steel integrated oven, a hob and an extractor. There is plumbing for a washing machine and space for a fridge freezer. The bedroom is a double in size with fitted wardrobes and a feature headboard. Both the bedroom and kitchen benefit from a stunning woodland outlook. The apartment is completed with a bathroom having a white suite, including a bath with a shower above, a range of fitted units with a wash basin and WC. The bathroom is finished with splash-back tiling and a wood-effect floor finish. Outside, there are manicured communal lawned gardens with borders and planting. The front car park provides car parking for the residents. Endcliffe Grove Avenue is ideally placed for access to local shops and amenities in Nether Green, Ranmoor, Broomhill and Ecclesall Road, Endcliffe Park, recreational facilities and access to the city centre, hospitals, universities and the Peak District.



- One Bedroom First Floor Apartment
- Fabulous Woodland Views
- Built-In Kitchen Appliances
- Electric Heating & Double Glazing
- Delightful Established Communal Gardens

- Car Parking For Residents
- Excellent Amenities & Transport Links
- EPC Rating TBC
- Lease - 215 years from 1982
- Service Charge (Including Ground Rent) - £90pcm



# 25 DORCLIFFE LODGE

APPROXIMATE GROSS INTERNAL AREA = 47.1 SQ M / 507 SQ FT

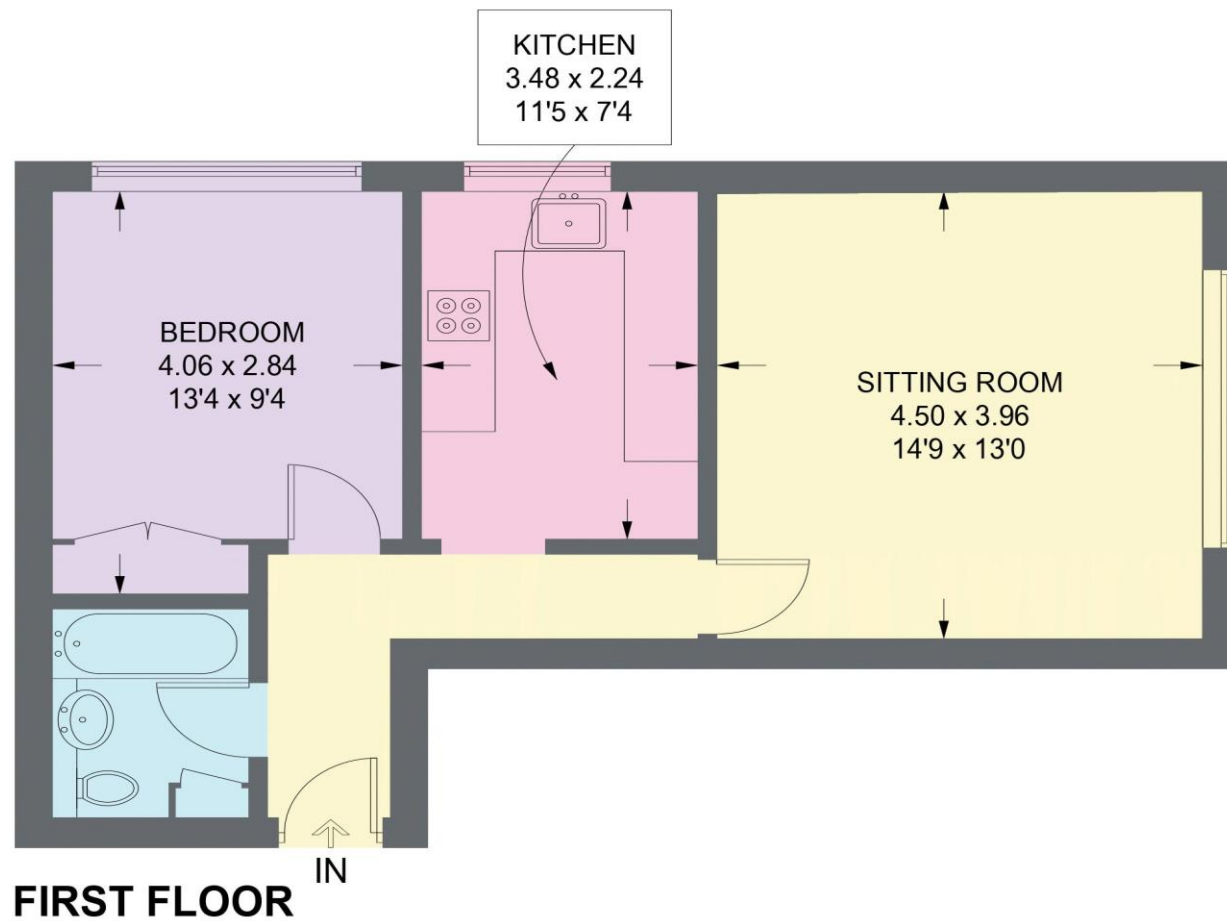


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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.