





69 Hallam Grange Close

Fulwood • Sheffield • S10 4BN

Guide Price £180,000 - £190,000.

A lovely 2 double bedroom ground floor apartment with 2 garages, tucked away offering a pleasant outlook. Benefits from gas central heating with a combination boiler and double glazing. Set within well-kept lawned communal grounds. No chain. A communal entrance hall leads to a private door to the apartment. An inner entrance area provides a cloakroom and built-in storage. Overlooking the communal gardens, the living room is a generously proportioned flexible space presented in a neutral palette. The kitchen is fitted with solid wooden units, worktops, and tiled splashbacks, incorporating an integrated oven, electric hob, and wall mounted combination boiler. There are two good sized double bedrooms, both styled in warm, neutral tones, along with a modern bathroom equipped with a 3-piece white suite, partially tiled, with an overhead shower and built-in storage. Externally are well maintained communal gardens and resident parking. Number 69 benefits from having two garages. Hallam Grange Close is an extremely sought-after location well-placed for highly regarded local schools, shops and amenities, recreational facilities, public transport, and access to the city centre, hospitals, universities, and the Peak District.



- Ground Floor Apartment
- 2 Double Bedrooms & Modern Bathroom
- 2 Garages & Resident & Visitor Parking
- Combination Boiler & Double Glazing
- Lease 200 yrs from 24/06/1967 Ground Rent £25pa
- Service Charge TBC
- Well Maintained Communal Gardens
- Sought-After Location in S10
- No Onward Chain
- EPC Rating C, Council Tax Band B



69 HALLAM GRANGE CLOSE

APPROXIMATE GROSS INTERNAL AREA = 56.2 SQ M / 605 SQ FT
(EXCLUDING GARAGE)

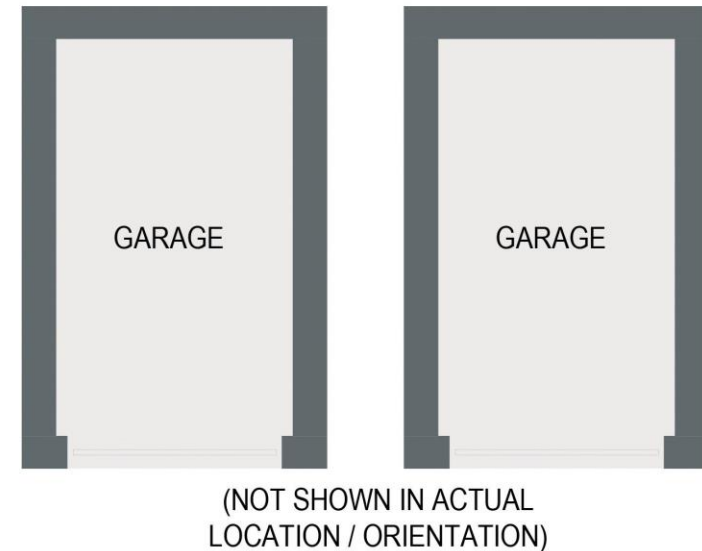
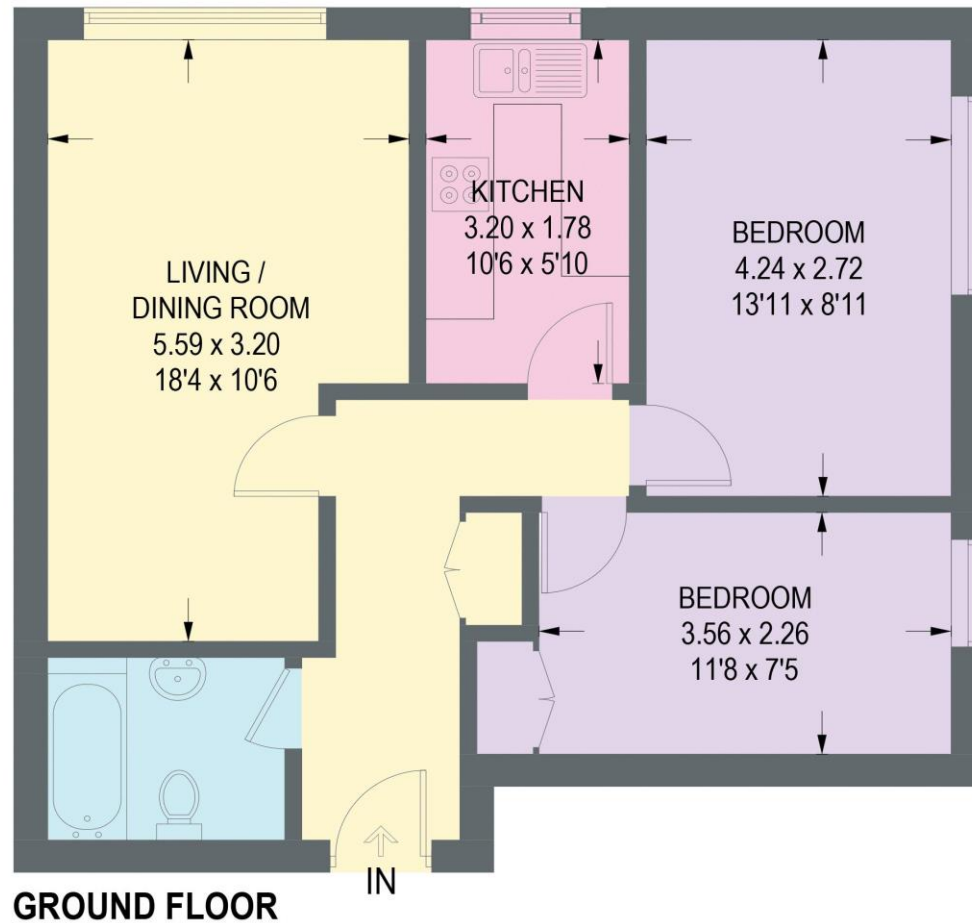


Illustration for identification purposes only,
measurements are approximate, not to scale.

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.