





Flat 6 Graham Rise

156 Graham Road • Ranmoor • Sheffield S10 3GR

Guide Price £200,000 - £220,000

Located within a small, attractive stone fronted residential development is a 2-bedroom ground floor apartment. In need of general updating, offering the potential to create a fabulous home within a sought-after location in Ranmoor. Features combination gas central heating, double glazing and garage. Available with no onward chain. Accessed through a side door to properties No 5 and 6, leading to a private entrance on the ground floor. The living space is generously proportioned; styled in a neutral palette with feature fireplace. The kitchen is fitted with a range of matching units, offering space and plumbing for freestanding appliances. A generous walk-in pantry houses the combination boiler. There are 2 double bedrooms offering a rear outlook both complemented by full length wardrobe storage. The bathroom is fully tiled complete with modern white suite, vanity hand wash basin, shower over the bath and chrome heated towel rail. The property benefits from communal gardens and a single garage. Located close to a range of local amenities in Ranmoor, Broomhill and Fulwood, with regular public transport. Close proximity to Mayfield Valley and the Peak District beyond.



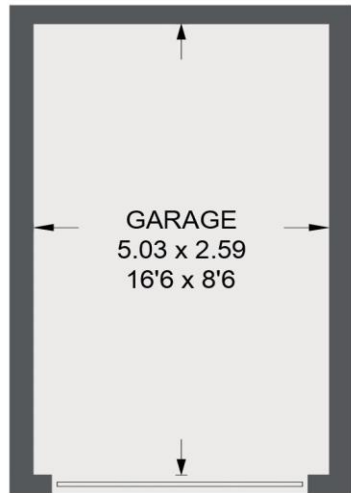
- Ground Floor Apartment
- 2 Bedrooms
- Modern Bathroom
- Spacious Living Room
- No Onward Chain

- Popular Location in Ranmoor, S10
- Communal Garden & Garage
- Service charge is £500 every 6 months
- Approx. 150 years left on the lease
- Council Tax Band C, EPC Rating TBC



6 GRAHAM RISE

APPROXIMATE GROSS INTERNAL AREA = 65.4 SQ M / 704 SQ FT (NOT INCLUDING GARAGE)



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

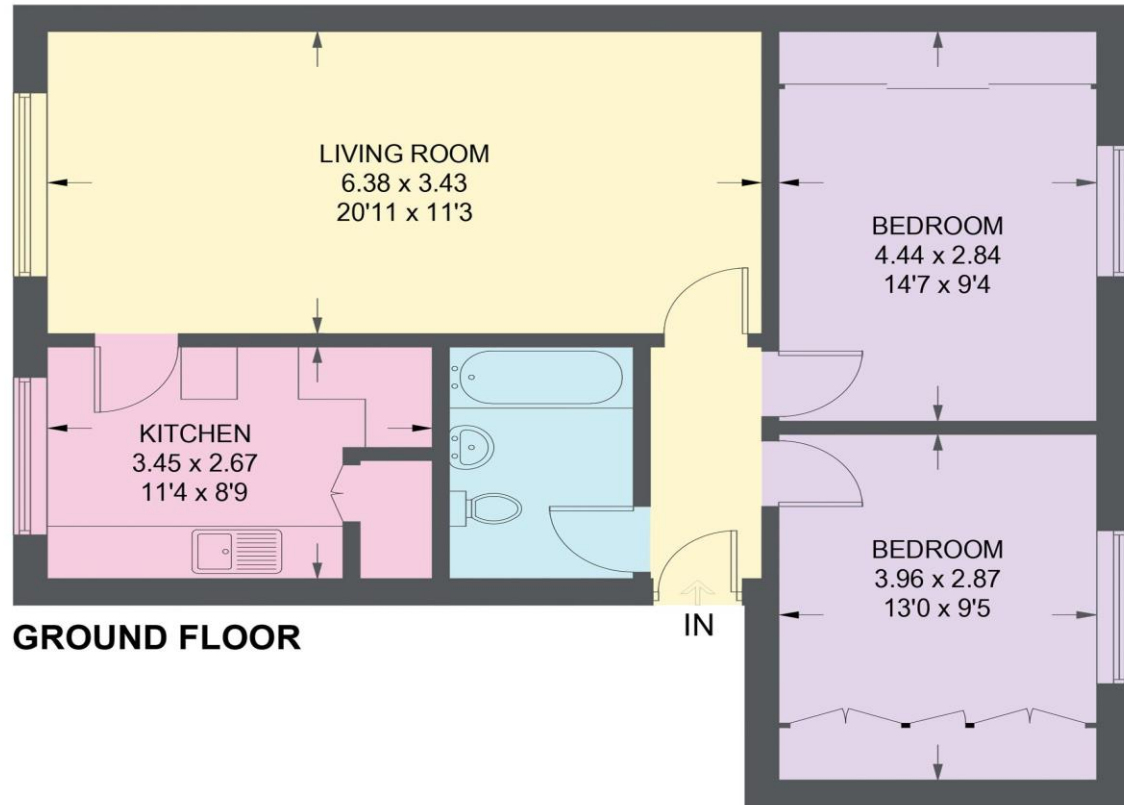


Illustration for identification purposes only, measurements are approximate, not to scale.

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.