





46b Eastwood

Wadlsey • Sheffield • S6 1TU

Offers in the Region Of £95,000

Occupying an enviable corner position with wrap-around garden views, this one-bedroom ground-floor apartment is set within a quiet, secluded spot of a popular residential development. The property benefits from secure intercom entry, gas central heating, double glazing, an allocated parking space and no onward chain. A communal door leads to the private ground-floor entrance. Inside, the hallway includes a built-in cloakroom cupboard ideal for storage. The bright open-plan living/dining/kitchen features three windows on different walls, wood-effect flooring and neutral décor. The fitted kitchen offers matching wall and base units, contrasting worktops, tiled splashbacks, an integrated oven and gas hob, a Glow-Worm boiler and space for appliances. The double bedroom provides built-in wardrobe storage, while the partially tiled bathroom includes a bath with shower over, basin and WC. Externally, the property enjoys a wrap-around garden outlook and allocated resident parking. Wadlsey Park Village is a highly regarded modern development in north-west Sheffield, known for its peaceful, green surroundings and excellent convenience. Close to Hillsborough's shops and amenities, it offers strong transport links via bus routes and the Supertram, as well as easy access to Wadlsey Common, Rivelin Valley and the Peak District—ideal for those who enjoy outdoor recreation.

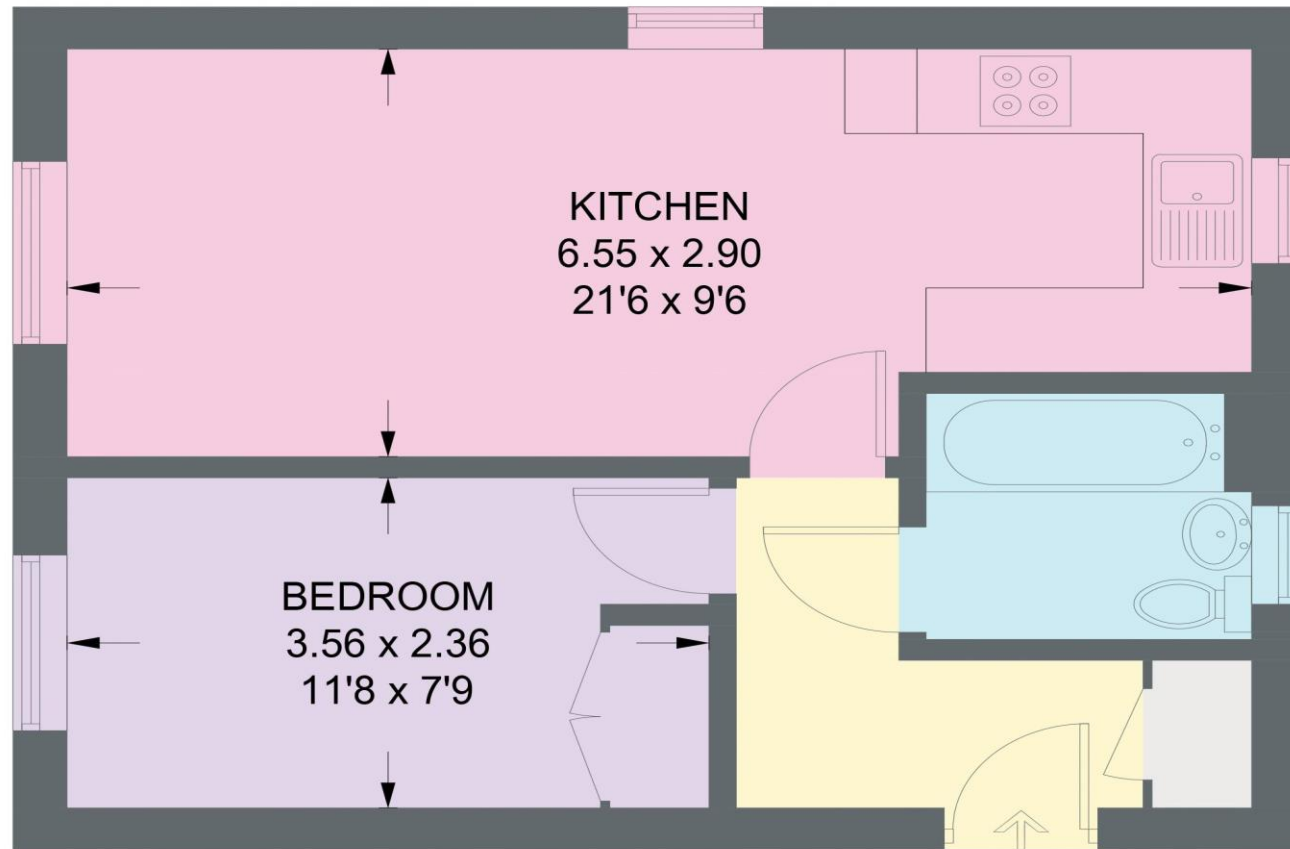


- 1 Bedroom Ground Floor Apartment
- Occupying an Envidable Corner Position
- Open Plan Living / Dining / Kitchen
- Quiet Secluded Location
- Open Greens Spaces & Park
- Wraparound Communal Garden
- Allocated Resident Parking
- Service Charge is £158.66 pcm - Premier Estates
- Lease 125 years from 01/01/2003
- Council Tax Band A, EPC Rating C



46B EASTWOOD

APPROXIMATE GROSS INTERNAL AREA = 35.5 SQ M / 382 SQ FT



GROUND FLOOR

IN

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



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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.