



34 Greystones Road, Sheffield, South Yorkshire, S11 7BN

Offers In The Region Of £115,000

- Ground Floor Apartment
- Private Entrance
- uPVC Double Glazed Windows
- Popular Location
- Leasehold
- One Double Bedroom
- Residents Car Park
- Gas Central Heating
- No Chain
- Well Presented Throughout

34 Greystones Road, Sheffield S11 7BN

CASH BUYERS ONLY

Andersons are delighted to bring to the open market this immaculately presented and very well proportioned one double bed roomed ground floor apartment. The property is ideally suited for first time buyers, young professional couples or those looking to down size. Benefiting from its own private entrance and easy off road parking designated for the residents this lovely apartment has a spacious and light feel throughout and is offered to the market with the benefit of no upward chain and immediate vacant possession. Located within fashionable Greystones within walking distance of Endcliffe park and Ecclesall road with its array of independent shops, eateries and boutiques. Viewing comes highly recommended to do full justice and the property in brief comprises entrance hall with storage, spacious open plan lounge/diner, kitchen, bathroom and double bedroom.



Council Tax Band: A



Accommodation

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Ground Floor

The property is accessed from the rear, via a small paved garden area.

Entrance Hall

The property is accessed via a glazed paneled timber entrance door which leads into a welcoming reception area. Having a central heating radiator, laminate wood flooring and a useful cupboard which provides storage space and houses the central heating boiler.

Living Room

13'1" x 10'11"

Having been recently decorated and benefiting from laminate wood flooring, two central heating radiators and a front facing uPVC double glazed window with fitted blinds.

Kitchen

9'10" x 6'5"

Fitted with a comprehensive range of shaker style units above and below wood block effect work-surfaces and complimentary up stands. Incorporated

within is a single drainer composite sink with mixer taps, a single electric oven, four ring gas hob with stainless steel splash back and chimney style extractor above. There is space and plumbing for an automatic washing machine, space for a below the counter fridge, a central heating radiator and a rear facing uPVC double glazed window with fitted blinds.

Bedroom

10'3" x 9'1"

Having a rear facing uPVC double glazed window with fitted blinds, a central heating radiator and laminate wood flooring.

Bathroom

13'5" x 5'2"

Fitted with a white suite comprising of a paneled bath with thermostatic shower over, a pedestal wash hand basin and a low flush WC. There are tiled splash back's, an extractor fan, a shaving point, a central heating radiator and a front facing uPVC double glazed window with obscured glass and fitted blinds. There is also a large airing cupboard which provides excellent storage.

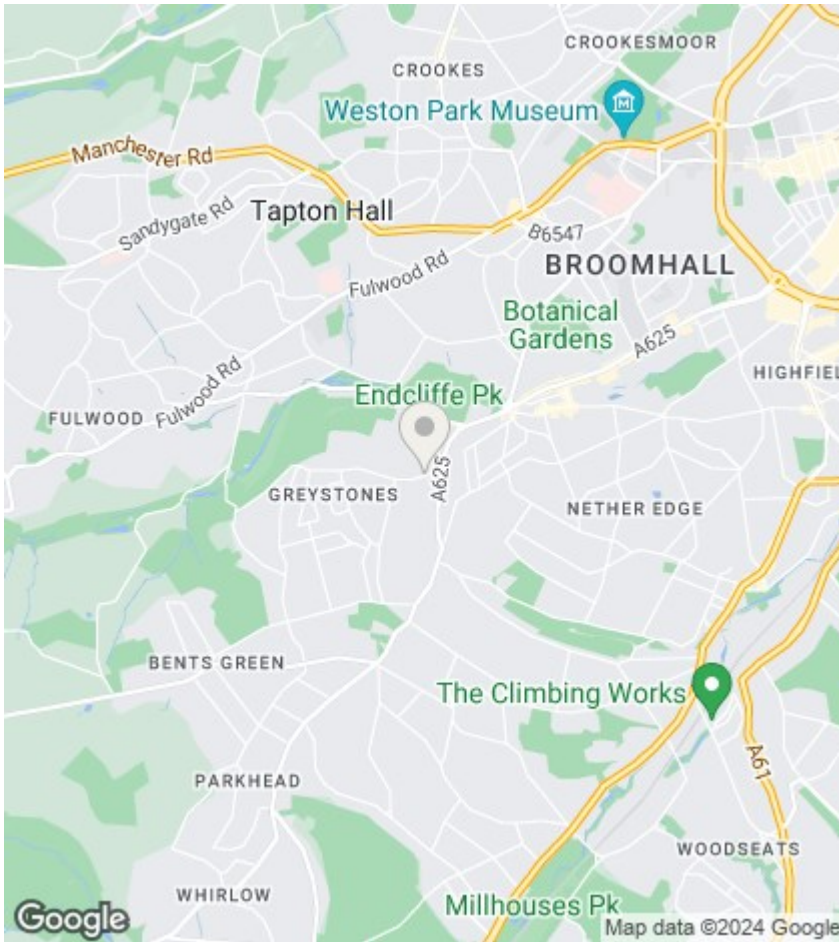
Outside

There is a residents only car park to the rear of the property, communal grounds and a small rear garden with patio area.

GENERAL

Please note we are looking for CASH BUYERS only due to the property having a short lease. The property is Leasehold with a 99yrs lease commencing 14/08/1990. The Ground Rent is £100pa and there is an annual service charge of £790.

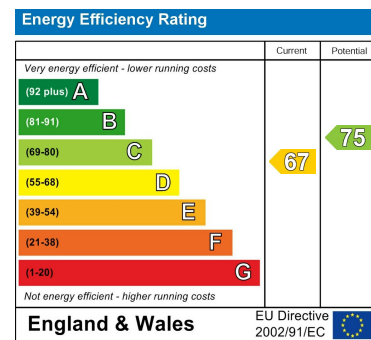
This property was purchased as a shared ownership. It was stair cased to 100% ownership in 2003. Whilst the Freeholders have confirmed 100% ownership the Memorandum of Staircasing is missing.



Viewings

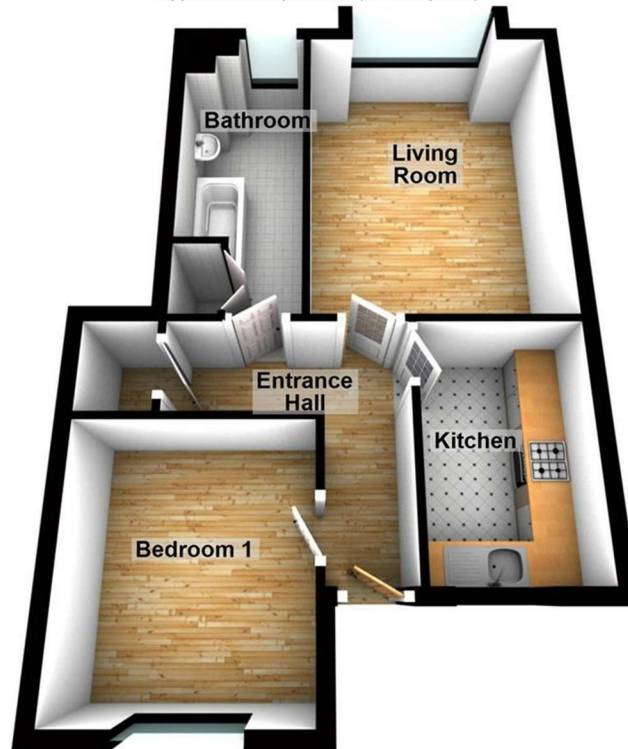
Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating: D



Ground Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



Total area: approx. 43.1 sq. metres (464.4 sq. feet)

Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only.