

57 Hallam Grange Close, Fulwood, Sheffield, S10 4BN  
£179,950





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Council Tax Band: B

A fantastic opportunity has arisen to purchase this bright and spacious two bedroom ground floor flat which is located on this popular yet quiet development in Fulwood. Perfect for first time buyers, landlords or downsizers, the property enjoys modern stylings throughout and has the additional benefit of communal parking and an allocated garage. Situated close to shops and amenities, the property is also well served by regular transport links giving easy access to the Universities, Hospitals, City Centre and the Peak District. With double glazing and gas central heating throughout, the property in brief comprises; Communal entrance lobby, entrance hallway with two storage cupboards, a spacious living room, kitchen with modern fittings, two spacious bedrooms and a modern bathroom. Outside, there are well manicured communal grounds with lawns, shrubs, trees and pathways. With communal parking bays and access to the allocated garage. Available to the market with NO CHAIN INVOLVED, contact Archers Estates to book your viewing today! Council tax band B. Leasehold tenure, 200 year lease from 1967. Service charges are £940 per annum, ground rent £25 per annum.

### **Communal Entrance Lobby**

Access to the building is gained through a communal door which leads into the lobby area. The entrance door to the property is located on the ground floor.

### **Entrance Hallway**

A fire compliant entrance door gives access to the flat and leads to the entrance hallway which has two useful storage cupboard and has doors leading to all rooms in the property.

### **Living Room**

A bright and spacious living room which has ample space for living and dining furniture, a front facing upvc double glazed window which enjoys a south facing outlook, a radiator and a serving hatch to the kitchen.

### **Kitchen**

Having modern styled fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and electric hob with extractor above. There is an integrated electric oven and space for appliances including a small fridge freezer and washing machine. With a useful

breakfast bar area, radiator, vinyl flooring, a serving hatch connecting to the living room and a front facing upvc double glazed window.

### **Master Bedroom**

A spacious double sized master bedroom which has a side facing upvc double glazed window and a radiator.

### **Bedroom Two**

The second bedroom is another good sized room which has a side facing upvc double glazed window, radiator and fitted wardrobes.

### **Bathroom**

A modern and tasteful bathroom which has a suite comprising of a panelled bath with shower over, a vanity wash basin and a low flush wc. With newly fitted vinyl flooring, a chrome towel radiator and partial tiling to the walls.

### **Outside**

The property is set within communal grounds which include well manicured lawns, shrubs/trees and borders. There are communal parking bays available to residents and the property has an allocated garage.

### **Garage**

The property has an allocated garage which is an extremely useful addition. Having an up and over door, ample space inside for storage and a light.







### Outbuilding

Approx. 14.2 sq. metres (153.0 sq. feet)



### Ground Floor

Approx. 50.8 sq. metres (546.3 sq. feet)



**Total area: approx. 65.0 sq. metres (699.3 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	