

171 Westminster Avenue, Lodge Moor, Sheffield, S10 4ES

£165,000

Council Tax Band: A



A spacious and well presented two bedroom plus study ground floor flat. Perfect for first time buyers or landlords, the property enjoys good sized rooms throughout and boasts views towards Hallamshire Golf Course! Positioned within close proximity to shops, cafes and amenities, the property is also well served by regular bus routes giving easy access to the universities, hospitals and the city centre. The property is also situated on the cusp of open countryside and is in the catchment area of popular local schools. With double glazing and gas central heating throughout, the property in brief comprises; secure communal lobby, entrance hallway, living room, kitchen with fitted units, two spacious bedrooms, a study/occasional room and a bathroom. Outside, the property is set within communal grounds including lawns, flower beds, shrubs and pathways. Available to the market with NO CHAIN INVOLVED - A viewing is highly recommended to appreciate the accommodation on offer. Leasehold tenure, service charge is £207 per annum, ground rent is £10 per annum, 159 years remaining on the lease.

41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG
 01142 683833
 info@archerstates.co.uk
 www.archerstates.co.uk

Floor Plan

Approx. 60.2 sq. metres (648.2 sq. feet)



Total area: approx. 60.2 sq. metres (648.2 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)	A		
(81-91)	B		
(69-80)	C	72	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	