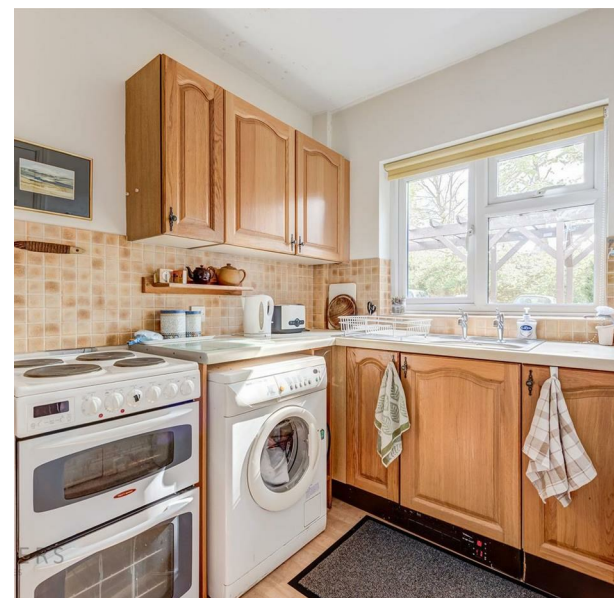


5 Kersal Lawns Manchester Road, Broomhill, Sheffield, S10 5DN
£200,000

ARCHERS
ESTATES



5 Kersal Lawns Manchester Road, Broomhill, Sheffield, S10 5DN

£200,000

Council Tax Band: C

A spacious and well presented two bedroom mid townhouse which is set within this popular over 60s development in Broomhill. Whilst being situated within a quiet location, the property is a short distance away from a wealth of shops, cafes and amenities in Broomhill and Crosspool including regular bus routes giving easy access to the city centre and beyond. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway with storage cupboards, separate wc, kitchen and large living room with access to the patio garden. To the first floor there is a landing area, two sizeable bedrooms and a bathroom. Outside, there is a patio garden to the rear with immediate access to the leafy and mature communal grounds, and there is also communal parking available to the front of the property. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer. Leasehold tenure, 99 year lease from 1988. Service charge is £3082pa (tbc) which includes water rates. Restrictive covenants apply, see below for details. Council tax band C.

Entrance Hallway

A side facing wooden entrance door leads directly into the hallway, which is an inviting space having a staircase rising to the first floor, a useful cloaks cupboard, storage beneath the staircase and an electric heater.

Separate WC

Having a low flush wc, pedestal wash basin and a front facing upvc double glazed window.

Kitchen

Having fitted wall and base units with a laminated worksurface and tiled splashbacks to the walls. There is space for a cooker, fridge freezer and washing machine. With a front facing upvc double glazed window and vinyl flooring.

Living Room

A good sized living room which has ample space for living and dining furniture. With a rear facing sliding upvc double glazed patio door leading to the outside, an electric heater and feature fireplace with electric fire.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a wooden bannister rail and an electric heater.

Master Bedroom

A good sized master bedroom which has a rear facing upvc double glazed window overlooking the grounds and an electric heater.

Bedroom Two

The second bedroom is a larger than average single sized room which has a front facing upvc double glazed window, an electric heater, a fitted wardrobe and a useful storage cupboard.

Bathroom

Having a suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With vinyl flooring and an electric towel radiator.

Outside

The property is set within a quiet and leafy private development, having matured trees and well manicured lawns throughout. A long driveway off

Manchester Road leads to the communal parking area and there is a private patio garden off the living room.

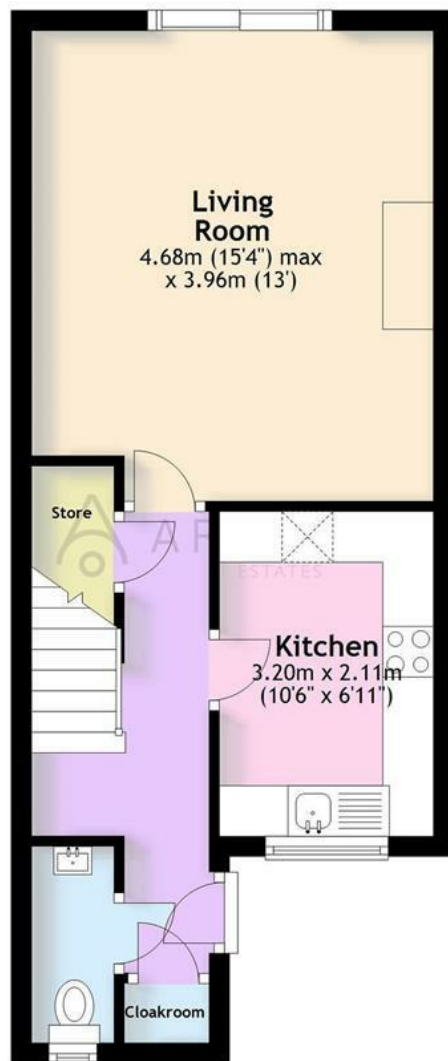
Restrictive Covenants

When selling the property, an owner pays a total of 0.75% to the Sinking Fund & 0.5% to Kersal Management of the sale price per year of ownership. Total 1.25% the selling price for each year of ownership.



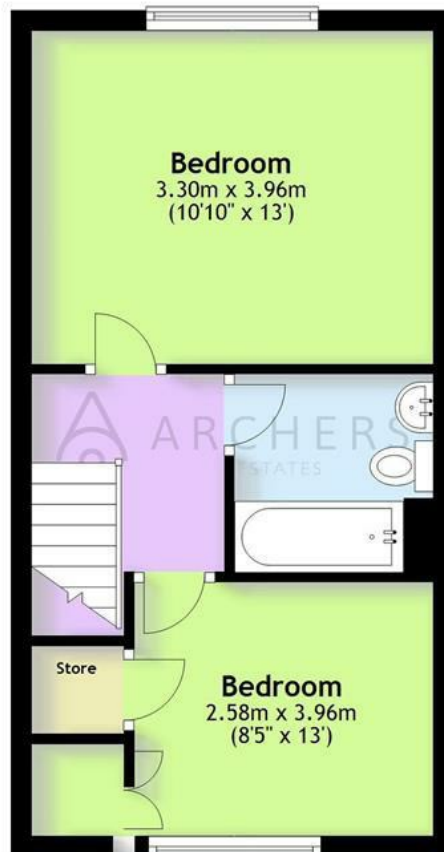
Ground Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



First Floor

Approx. 31.5 sq. metres (338.9 sq. feet)



Total area: approx. 66.5 sq. metres (715.5 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.



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG

01142 683833

info@archerstates.co.uk

www.archerstates.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		65
(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