

60 Moorbank Road, Sandygate, Sheffield, S10 5TR
£275,000

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Council Tax Band: C

A larger than average two double bedroom first floor apartment which is bursting with natural light and enjoys far reaching views towards open countryside! Perfect for first time buyers, downsizers or landlords, the property boasts sizeable rooms, an impressive living room with balcony off, a tandem double garage to the rear and its own private entrance to name a few highlights. Located on a quiet road in Sandygate, the property is close to shops and amenities in Crosspool and well served by regular transport links giving easy access to the universities, hospitals and the Peak District. With upvc double glazing and gas central heating throughout, the property in brief comprises; side entrance lobby with staircase rising to the first floor, hallway with storage cupboard, open plan living room with access to the balcony, kitchen, two double sized bedrooms and a modern styled shower room. Outside, there are communal gardens and to the rear there is a double tandem garage with power and lights. A viewing is highly recommended to appreciate the accommodation on offer - contact Archers Estates to book your visit today. Leasehold tenure, 200 year lease from 1968, £1200pa management charges, £150 ground rent pa. Council tax band C.

Entrance Lobby

Access to the property is gained through a side facing composite door which leads to the lobby area. Having a fitted storage cupboard, a staircase rises to the first floor where there is a side facing upvc double glazed window and a glazed door leading to the hallway.

Hallway

An inviting hallway which has a radiator, a storage cupboard and doors leading to all rooms in the property.

Living Room

A bright and spacious living room which has a rear facing upvc double glazed window and door unit leading to the balcony and a further window enjoying far reaching views towards open countryside. With two radiators, a serving hatch to the kitchen and ample space for living and dining furniture.

Balcony

Located off the lounge, the balcony has tiled flooring and stunning far reaching views. Perfect for outside dining!

Kitchen

Having fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and gas hob with extractor above. With an integrated electric oven and space for appliances including a fridge, freezer, slimline dishwasher, washing machine and tumble dryer. With vinyl flooring and side/rear facing upvc double glazed windows.

Master Bedroom

A larger than average bedroom which has two front facing and one side facing upvc double glazed windows bringing much light into the room. With two radiators, fitted wardrobes and a vanity wash basin.

Bedroom Two

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

Shower Room

Having a modern suite comprising of a double walk in shower, a vanity wash basin and a low flush wc. With vinyl flooring, a radiator, tiled walls and a side facing upvc double glazed window.

Garage

A sizeable double tandem garage which has an up and over door and power/lighting.

Outside

The development is set within communal grounds including lawns, pathways and flower beds.



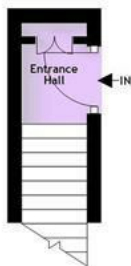
Lower Ground Floor

Approx. 29.1 sq. metres (313.7 sq. feet)



Ground Floor

Approx. 2.5 sq. metres (26.5 sq. feet)



Ground Floor

Approx. 88.3 sq. metres (950.7 sq. feet)



Total area: approx. 119.9 sq. metres (1290.9 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.

60 Moorbank Road, Sheffield



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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	