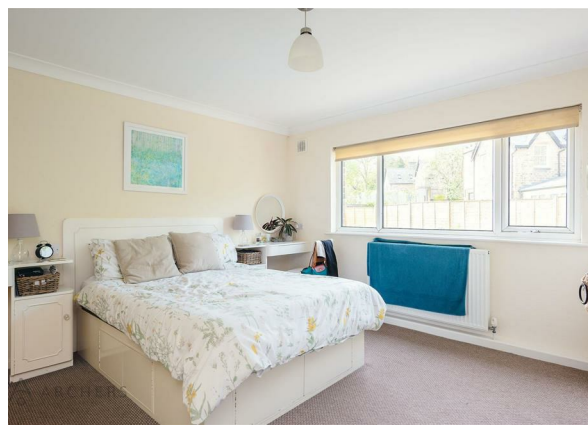


17 Fulwood Park Mansions, Chesterwood Drive, Broomhill, Sheffield, S10 5DU
£175,000

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£175,000

Council Tax Band: B

A modern and spacious two double bedroom second floor apartment which is located within this popular development close to Broomhill. Perfect for first time buyers or landlords, the property benefits from a balcony off the lounge enjoying far reaching views, good sized rooms throughout and a garage for additional storage. Situated off Manchester Road, the property is within close proximity to a wealth of shops, cafes and amenities and enjoys easy access to the universities, hospitals and open countryside thanks to regular bus routes on the doorstep. With double glazing and gas central heating throughout, the property in brief comprises; secure communal entrance lobby with staircase rising to the second floor, entrance hallway with storage, spacious lounge with a door opening to the balcony, kitchen with modern styled fittings, two double bedrooms and a bathroom. Outside, the property is set within communal grounds and there are communal parking bays and an allocated garage to this apartment. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer. Leasehold tenure, service charges are £1,103.58pa, ground rent is £21.00pa. Council tax band B.

Communal Entrance Lobby

Access to the property is gained through a communal door via an intercom system and this leads to the lobby area. Steps rise to the second floor.

Entrance Hallway

An entrance door leads into the wide and spacious hallway, which has a radiator and useful storage cupboard. Doors lead to all rooms in the apartment.

Lounge

A bright and spacious lounge which has a side facing upvc double glazed window, radiator, ample space for furniture and a door leading to the balcony.

Balcony

A great addition which is perfect for outside dining and offers far reaching south facing views across Sheffield.

Kitchen

Having modern styled wall and base units with a laminate worksurface incorporating a stainless steel sink and drainer unit, and a gas hob with extractor above. There is an integrated electric oven and space for appliances including a fridge freezer, slimline dishwasher, washing machine and a tumble dryer. The Vaillant combi boiler is located in this room and there is tiled flooring and a side facing upvc double glazed window.

Master Bedroom

A spacious double sized room which has a side facing upvc double glazed window, radiator and fitted wardrobes.

Bedroom Two

The second bedroom is another double sized room which could also be used as an office if desired. Having a radiator, side facing upvc doubled glazed window and fitted wardrobes.

Bathroom

Having a suite comprising of a panelled bath with shower over, a vanity wash basin and low flush wc. There is a towel radiator, tiled flooring and a side facing upvc double glazed window.

Garage

Having an up and over door, the garage offers great storage space.

Outside

Situated within a communal development, there are communal parking bays, flower beds, shrubs and immediate access to the allocated garages.





Second Floor

Approx. 60.6 sq. metres (652.5 sq. feet)



Total area: approx. 60.6 sq. metres (652.5 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.



17 Fulwood Park Mansions, 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	85
England & Wales		EU Directive 2002/91/EC	