



Tower Rise, Sheffield, S2 3QX

£280,000

Impressive town house on popular development with easy access to Sheffield centre. Flexible accommodation including lounge, modern dining kitchen, 2 further reception rooms, 2 double bedrooms, contemporary bathroom, shower room & WC. Impressive gardens plus balcony with city views.



9 Tower Rise, Sheffield, S2 3QX

We are delighted to offer for sale this modern 3 storey town house with balcony and open aspect to the rear, located in a popular area with access to Sheffield city centre plus nearby tram stop.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with integrated appliances plus contemporary bathroom, shower room and WC. Items of note include full height glazed doors with fully glazed side panels to the lounge and dining kitchen, balcony to the rear with city views, walk in wardrobe to bedroom 1 plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, study and WC. To the lower ground floor is the dining kitchen, further reception room and shower room and accessed via an inner hall. There are 2 double bedrooms plus a family bathroom accessed from the first floor landing. There is a part boarded loft with ladder access.

The property benefits from off road parking to the front. There is a balcony accessed from the lounge with steps leading to the upgraded low maintenance gardens with external power and tap. Access to gardens can also be made via a walkway between the subject and adjoining property.

Tenure - Leasehold

Term - 239 years

Ground Rent - £175 pa. Reviewable every 15 years in line with RPI

Estate Management Fee - £200 pa

Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With Amtico flooring.

Lounge 12'9" x 12'2" (3.89m x 3.71m)

With carpets and blinds. Glazed door with glazed side panels leading to balcony.

Study 7'7" x 6'1" (2.33m x 1.86m)

With carpets and blinds. Access to store.

WC 4'9" x 3'2" (1.47m x 0.98m)

Having contemporary white sanitary ware with tiling and Amtico flooring.

LOWER GROUND FLOOR

Inner Hall

With fitted carpets. Access to store.

Dining Kitchen 17'8" x 12'1" (5.41m x 3.70m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus feature glazed splash back. With integrated oven, hob, hood, fridge freezer, dishwasher and washing machine. Vinyl flooring and blind. Glazed door with glazed side panels leading to the rear garden.

Further Reception/Occasional Room 9'9" x 7'7" (2.99m x 2.33m)

Currently used as a bedroom with fitted carpets.

Shower Room 6'1" x 4'1" (1.86m x 1.27m)

Having contemporary white sanitary ware with vanity, ladder radiator plus wall and floor tiling.

FIRST FLOOR

Landing

With fitted carpets. Access to store.

Bedroom 1 12'9"(max) x 11'10"(max) (3.91m(max) x 3.63m(max))

With carpets, blinds plus walk in wardrobe.

Bedroom 2 17'1" x 9'9" (5.21m x 2.98m)

With carpets and blinds.

Bathroom 6'9" x 6'7" (2.07m x 2.01m)

Having contemporary white sanitary ware with tiling, floor tiling and chrome ladder radiator.

EXTERNAL

The property benefits from off road parking to the front. There is a balcony accessed from the lounge with steps leading to the upgraded low maintenance gardens with external power and tap. Access to gardens can also be made via a walkway between the subject and adjoining property.





