

Marketing Preview



43 Greenacre Way, Sheffield, S12 2TZ

£130,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



****GUIDE PRICE £130,000-£140,000**** Don't miss your opportunity to view this beautifully presented two bedroom apartment. Benefitting from allocated and visitor parking. Situated in a popular residential area with good road links to Sheffield City Centre and well placed for local amenities.

SUMMARY

A fantastic opportunity to purchase this two bedroom flat which is situated in a popular area. Offering a lounge/diner and one allocated parking space. Good road links to Sheffield City Centre and M1 Motorway. Also being close to tram and bus routes. Perfect for first time buyers or investors!

HALLWAY

Having a ceiling light, radiator, neutral decor and carpeted flooring. Door to the inner lobby.

INNER LOBBY

Comprising of neutral decor and carpeted flooring. Intercom system, telephone point and smoke alarm. Ceiling light, radiator and central heating thermostat. Storage cupboard and doors to the lounge, two bedrooms and bathroom.

LOUNGE/DINER 11'8" x 18'0"

Comprising of neutral decor, carpeted flooring and Juliette balcony. Two ceiling lights, two radiators and TV point. Open to the kitchen.

KITCHEN 6'6" x 7'9"

Fitted with ample wall and base units, contrasting worktops and tiled splash back. Stainless steel sink with a drainer and chrome mixer tap. Integrated oven, integrated electric hob and extractor fan. Integrated washing machine and under counter space for a fridge. Neutral decor, tile effect flooring and ceiling light. Cupboard housing the boiler.

BEDROOM ONE 11'8" x 10'11"

Having neutral decor and carpeted flooring. Ceiling light, radiator and window to the rear with field views.

BEDROOM TWO 10'2" x 7'8"

A second bedroom which is currently used as a study with neutral decor and carpeted flooring. Ceiling light, radiator and window.

BATHROOM 6'2" x 6'5"

Comprising of a bath with a plumbed in shower and glass shower screen, pedestal sink and close coupled WC. Ceiling light, radiator and extractor fan. Part tiled walls, vinyl flooring and shaving point.

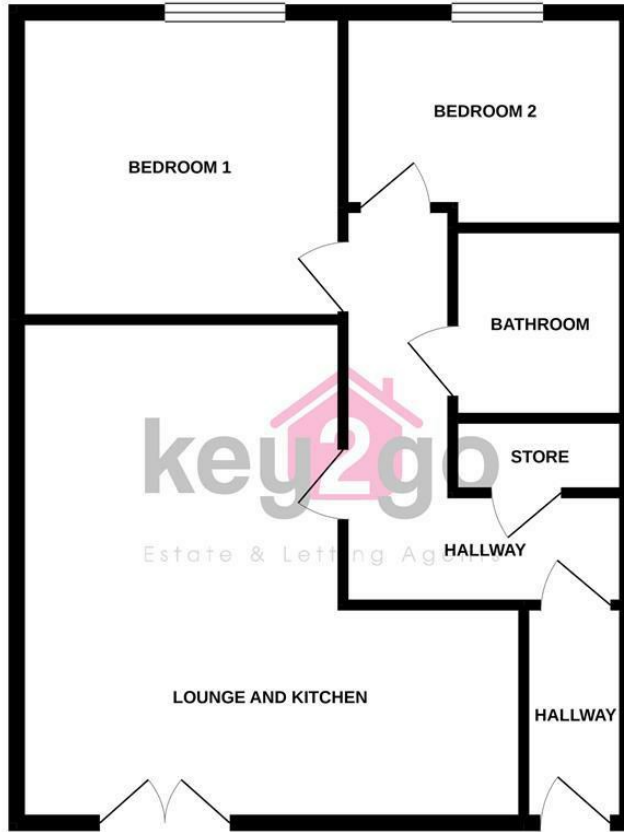
OUTSIDE

There is one allocated parking space.

PROPERTY DETAILS

- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL
- LEASEHOLD - 282 YEARS REMAINING - GROUND RENT £40PA -
SERVICE CHARGE £1,093.92 PA

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	82
(69-80) C		
(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	

