

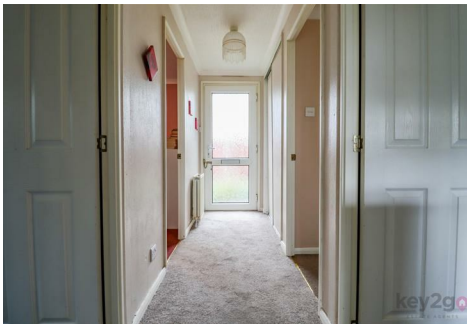
Marketing Preview



44 Bramley Park, Marsh Lane, Sheffield, S21 5RB

£110,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



****CASH BUYERS DUE TO CONSTRUCTION ** OVER 55s**
DEVELOPMENT! A unique opportunity to purchase a well-presented park home offering two bedrooms, two reception rooms, and a modern shower room. Set within enclosed garden areas, the property is ready to move straight into and benefits from off-road parking. Ideally located close to the countryside, it is the perfect choice for someone looking to downsize and enjoy a more relaxed lifestyle.

SUMMARY

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Entering via the side, you are welcomed into the kitchen/diner, which leads through to a bright and spacious lounge. From here, a doorway opens into the inner hallway, complete with a built-in storage cupboard and side access to outside. To the rear of the property are two well-proportioned bedrooms and a modern shower room.

To the front of the property, there is a driveway providing off-road parking, along with an enclosed lawned area extending to the front and side. The home also benefits from useful under-home storage.

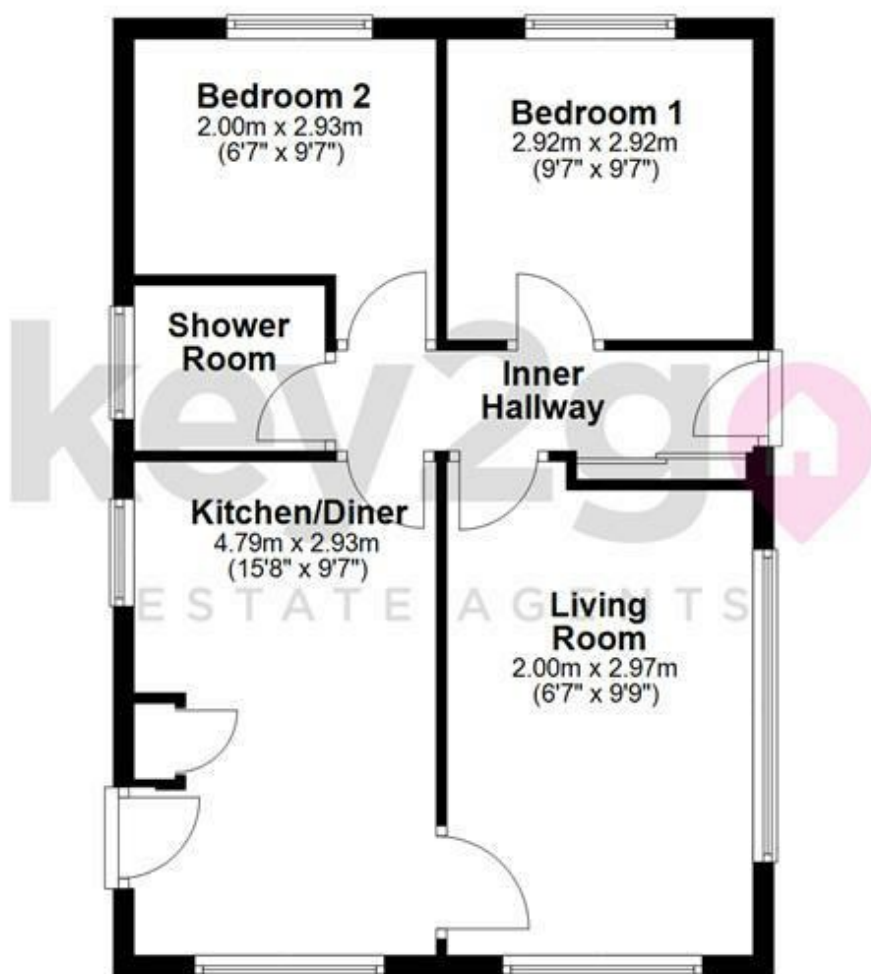
PROPERTY DETAILS

- LEASEHOLD, £216 PER MONTH SERVICE CHARGE
- OIL FUELED HEATING - OIL TANK
- FULLY UPVC DOUBLE GLAZED
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor

Approx. 53.0 sq. metres (570.6 sq. feet)



Total area: approx. 53.0 sq. metres (570.6 sq. feet)

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		
England & Wales	EU Directive 2002/91/EC	



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