



Stumperlowe Lane, Sheffield, S10 3QQ

No Chain | Well presented throughout | Independent Access on ground floor | Two Allocated parking spaces

Open Plan Kitchen with breakfast bar | uPVC double Glazed windows | Two Bedrooms | Sought after location

Asking Price: £215,000

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HERE TO GET *you* THERE

Stumperlowe Lane, Sheffield, S10 3QQ

Situated within this unique development in the sought after suburb of Fulwood is this two bedroom garden apartment with its own independent access, walled garden and two allocated parking spaces. The Garden Apartment is a oneoff apartment at Stumperlowe Mansions and an immediate viewing is highly recommended to fully appreciate the privacy, size of accommodation and ease of access. Energy efficient electric heating, uPVC double glazing, LED lighting, walled garden.

The property includes a modern kitchen, sitting room, two double bedrooms and a bathroom. Neutrally decorated throughout with modern fixtures and fittings, the property is likely to be of interest to first time buyers and/or investor landlords alike. Well placed for local shops/amenities, schools and transport links. Available with no onward chain.

LOCATION

DIRECTIONS

KITCHEN DINER

7.21m (23' 8") x 2.97m (9' 9")

The kitchen diner has a range of grey wall and base units with complimentary work surfaces and porcelain square sink and drainer with mixer tap beneath a rear facing uPVC double glazed picture window which enjoys the aspect over the well tended communal grounds. There is LED spotlights to the ceiling, wood flooring, with room for a breakfast table and wall mounted electric heater. The room has a range of integrated appliances which include; a stainless steel electric fan assisted oven, a black Ceramic hob, stainless steel extractor canopy and light and dishwasher. There is a built in fridge / freezer and washer dryer. Open access to the



HALLWAY

With matching floor and having a cupboard which houses the fuse board and hot water cylinder, leading to the rear door with intercomm system and additional storage cupboard.



SITTING ROOM

4.63m (15' 2") x 3.10m (10' 2")

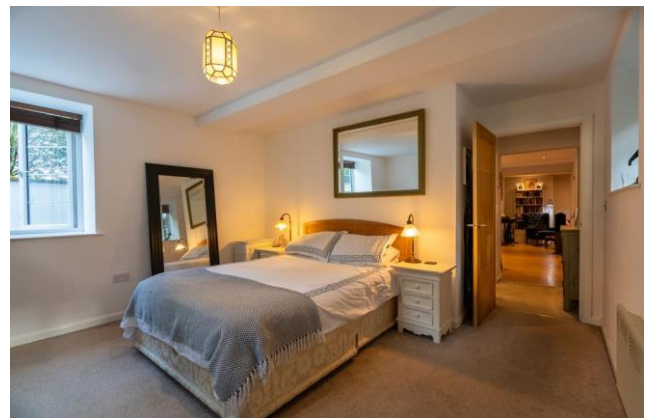
With matching wood floor, LED spotlights and wall bracket for a flat screen TV.



MASTER BEDROOM

4.83m (15' 10") x 3.86m (12' 8")

This larger than average bedroom has ample light which comes from side, front and rear uPVC double glazed windows. There is a wall mounted electric heater.



BEDROOM TWO

2.57m (8' 5") x 2.07m (6' 10")

Having a side facing uPVC double glazed window and wall mounted electric heater.



BATHROOM

2.69m (8' 10") x 2.07m (6' 10")

Having a white suite comprising; dual flush W.C, square wash hand basin with mixer tap set in to an oak vanity unit and bath with shower screen and chrome shower set over. Matching floor and wall tiles, chrome towel rail, LED recess lighting, extractor fan and a front facing uPVC double glazed obscured window.



COURTYARD

6.58m (21' 7") x 3.18m (10' 5")

There is a walled courtyard which is to the front of the apartment



EXTERNALLY

There are two allocated parking spaces adjacent to the apartment communal grounds with lawns bushes and trees.



OPENING HOURS

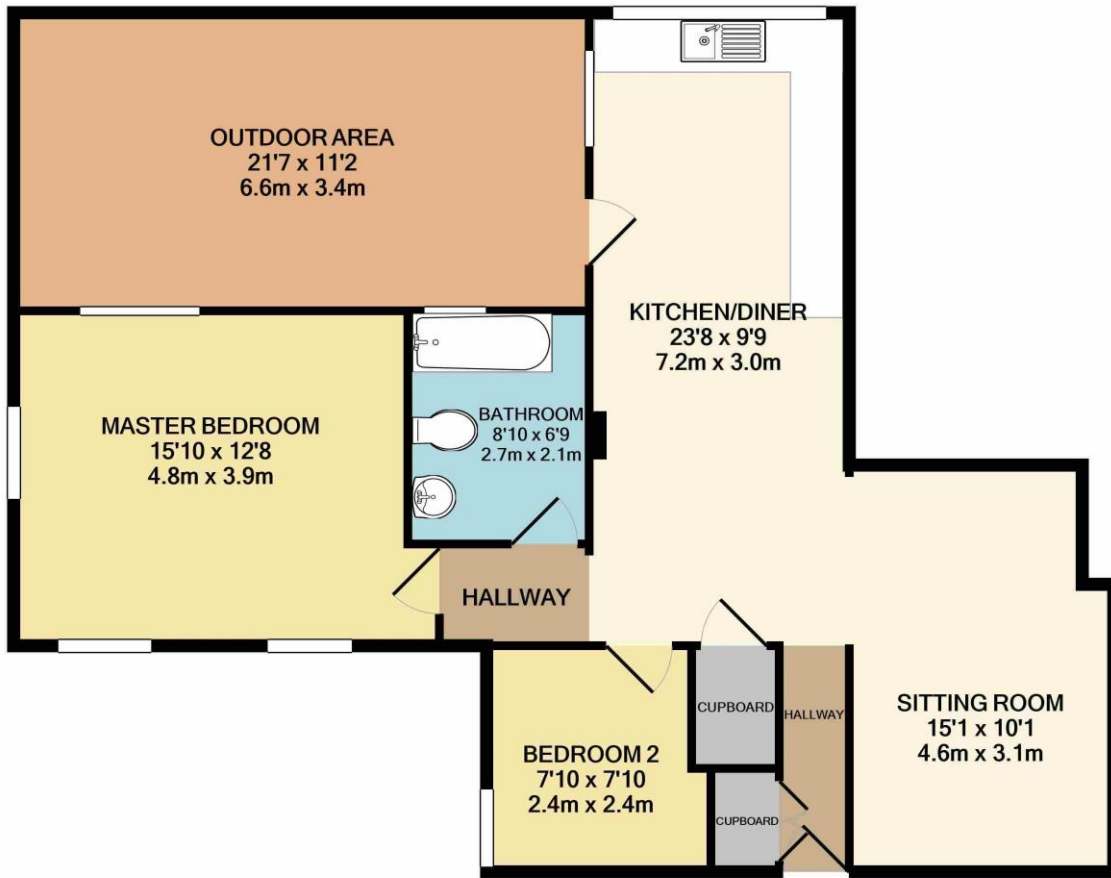
Monday – Friday 9am – 5.30pm

Saturday 9am – 2pm

Sunday CLOSED

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



TOTAL APPROX. FLOOR AREA 1001 SQ.FT. (93.0 SQ.M.)

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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		57	57
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	61
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

