



Wisewood Road Wisewood Sheffield S6 4TB
Offers Around £150,000

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**** ALLOCATED PARKING SPACE ** TWO BEDROOM, FIRST FLOOR APARTMENT**

** Enjoying a fantastic outlook and situated in the popular location of Wisewood, just a short walk from Loxley countryside, Hillsborough shopping centre and various local amenities is this two good size bedroom, first floor apartment which benefits from an allocated parking space, uPVC double glazing and electric heating. In brief, the well presented living accommodation comprises, communal access and hallway with a lift and stairs to all levels. A private door opens into the entrance hall with secure intercom telephone system and fitted cupboards, perfect for shoes and coats. Access into the lounge and kitchen/diner, the two bedrooms and the shower room. The generously proportioned lounge has an electric fire and uPVC French doors which open onto a Juliet balcony, perfect for enjoying the fantastic views over Rivelin Valley and over towards Stannington and Walkley. The kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include a double electric oven, fridge, freezer, dishwasher along with housing and plumbing for a washing machine (included in the sale). The master bedroom has two sets of fitted wardrobes and a storage cupboard. Both bedrooms enjoy the fantastic aspect. The shower room is fully tiled, has underfloor heating and comes with a good size shower cubicle, WC, wash basin and bidet.

- TWO BEDROOM, FIRST FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- STAIRS & A LIFT TO ALL LEVELS
- GOOD SIZE LOUNGE WITH JULIET BALCONY
- FANTASTIC ELEVATED VIEWS
- KITCHEN WITH INTEGRATED APPLIANCES
- AMENITIES & LOCAL SCHOOLS
- EXCELLENT PUBLIC TRANSPORT LINKS INCLUDING THE SUPERTRAM
- EASY ACCESS TO SHEFFIELD CITY CENTRE & OPEN COUNTRYSIDE





OUTSIDE

Allocated parking space.

LOCATION

Situated in this popular suburb close to Wadsley and Loxley Common and equally easy to get out to the countryside. Hillsborough is in close proximity as well as public transport including the Supertram. There is easy access to Hospitals, Universities, Sheffield City Centre and motorway links.

MATERIAL INFORMATION

The property is Leasehold with 108 years remaining. Service Charge £1200.00 per annum. The property is currently Council Tax Band A.

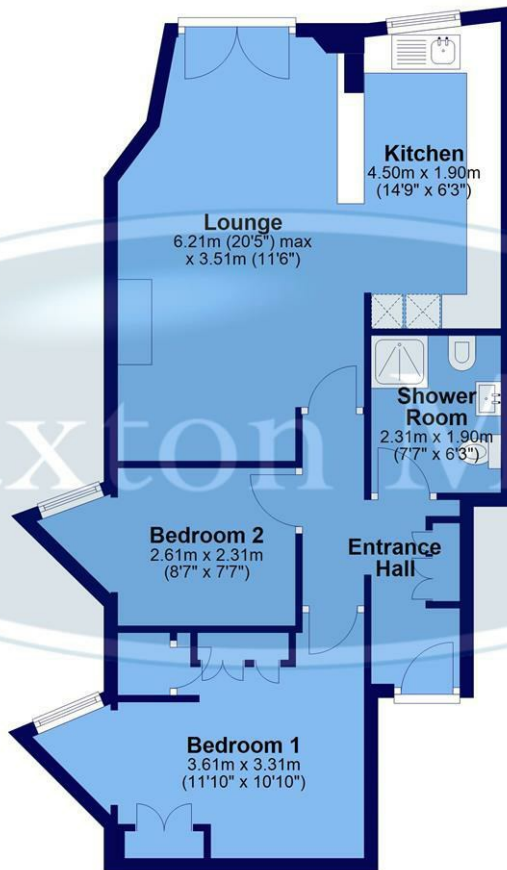
VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Saxton Mee

Approx. 61.9 sq. metres (665.8 sq. feet)



Total area: approx. 61.9 sq. metres (665.8 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Hillsborough
Stocksbridge

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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			
England & Wales	EU Directive 2002/91/EC	75	85

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