



Marlcliffe Road Wadsley Sheffield S6 4AJ
Offers Around £140,000

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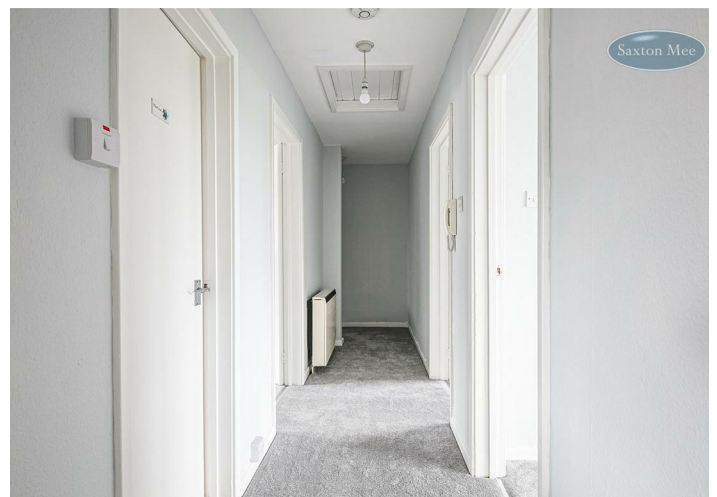
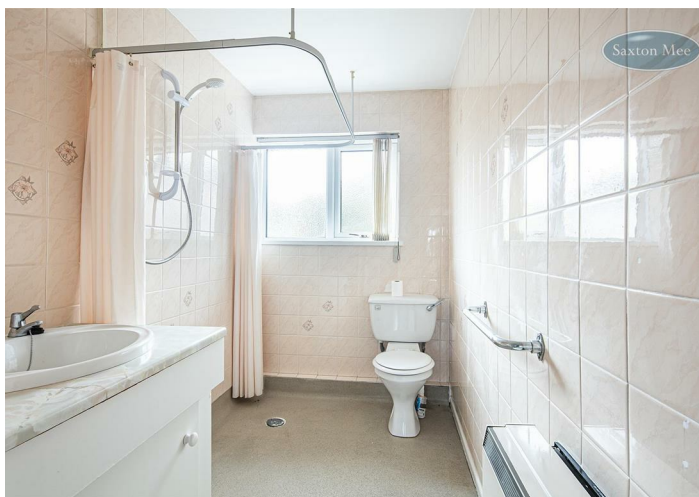
Offers Around £140,000

**** NO CHAIN ** FIRST FLOOR APARTMENT ** EASY ACCESS ** GARDEN ** OFF ROAD PARKING ** LOW SERVICE CHARGE **** Situated in this popular residential area of Wadsley is this first floor, two bedroom apartment which enjoys stunning views, a rear garden and benefits from off-road parking, uPVC double glazing, cavity wall insulation and electric heating. Ideally located with easy access to amenities, schools, transport links, Hillsborough Park and the city centre, universities and central hospitals.

Neutrally decorated through, the well presented living accommodation briefly comprises: a door opens into the entrance lobby with a storage cupboard. Stairs lead to the first floor. A private door opens into the entrance hall with secure telephone intercom system and access to the loft space with potential for boarding and using as storage. Access to all rooms. The lounge has a large window allowing lots of natural light and perfect for enjoying the stunning views. The kitchen has a range of wall, base and drawer units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven and a four ring hob along with plumbing for a washing machine and space for a fridge freezer. There is a useful pantry with shelving. The principal bedroom, again enjoys the lovely outlook. Bedroom two has two front facing windows. The wet room has a WC and wash basin.

- WELL PRESENTED TWO BEDROOM APARTMENT
- FIRST FLOOR
- PARKING & GARDEN
- NEUTRALLY DECORATED THROUGHOUT
- STUNNING REAR VIEWS
- KITCHEN & LOUNGE
- WET ROOM
- POPULAR RESIDENTIAL AREA
- EASY ACCESS TO AMENITIES & TRANSPORT LINKS INCLUDING THE SUPERTRAM
- LOCAL SCHOOLS INCLUDING MARLCLIFFE PRIMARY - JUST A 3 MINUTE WALK





OUTSIDE

To the front is a parking space. Access down the side of the property leads to the well-kept garden.

LOCATION

The property is situated in the popular area of Wadsley, close to all local amenities, good reputable schools and public transport facilities. The Peak District is a few minutes drive away and Wadsley and Loxley Common is a short walk away. Hillsborough is a stones throw away with its excellent amenities including supermarkets, shops, butchers, bakers, greengrocers, hairdressers, beauty salons, coffee bars, public houses, restaurants and takeaways. Hillsborough Park, library and leisure centre close-by. Easy access to Sheffield City Centre.

MATERIAL INFORMATION

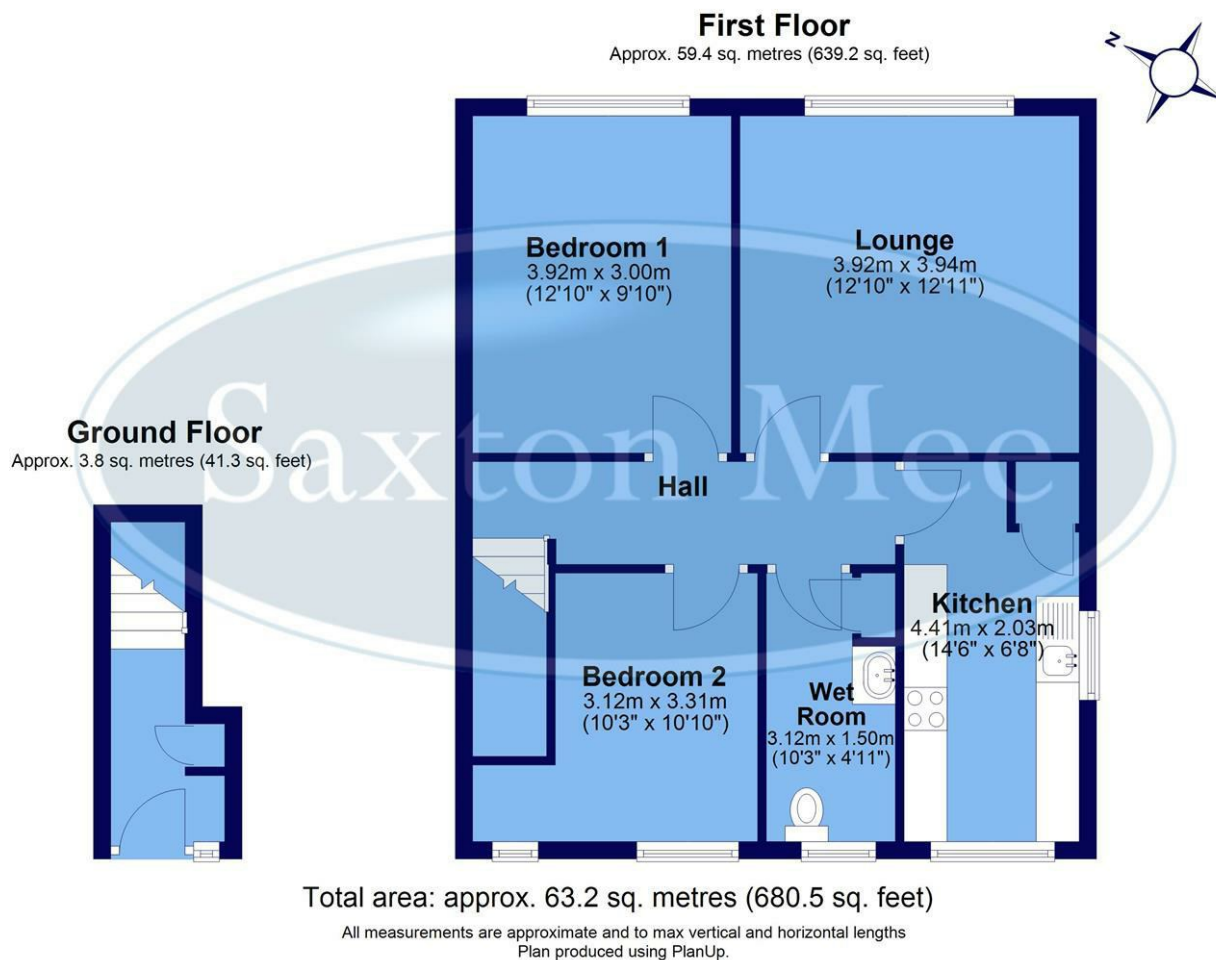
The property is Leasehold with a term of 200 years running from the 29th September 1961.

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.



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