



Mortomley Lane

High Green, Sheffield, S35 3HR

Guide Price £150,000- £160,000



- 2 BED FIRST FLOOR FLAT
- NO UPWARD CHAIN
- GENEROUS DIMENSIONS
- SOUTH FACING
- PRIVATE REAR PARKING PLUS VISITOR SPACES

- OVER 55s DEVELOPMENT
- CONTEMPORARY FIXTURES AND FITTINGS
- PLENTY OF STORAGE
- COMMUNAL GARDENS
- WALKING DISTANCE TO AMENITIES AND LOCAL PARK

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GUIDE PRICE £150,000 - £160,000. NO UPWARD CHAIN! OVER 55S DEVELOPMENT. Welcome to this stunning apartment located in Greenacres, the desirable over 55s development on Mortomley Lane, High Green, Sheffield. Located within short walking distance of local shop and amenities, bordering the local park, serviced by regular public bus routes, minutes away from the M1 and with direct roads leading to Sheffield, Barnsley and Rotherham.

This beautiful property has been wonderfully maintained and boasts neutral decor, plenty of storage and modern fixtures and fittings throughout. One of the standout features of this apartment is its accessibility, with lifts providing easy access to all floors, making it convenient for all residents. The property also benefits from communal gardens, perfect for enjoying some fresh air and greenery without the hassle of maintenance. The apartment itself is generously sized, offering ample space for both relaxation and entertaining guests. The allocated parking adds a touch of convenience, ensuring you always have a secure spot for your vehicle.

Briefly comprising hallway, large storage cupboards, open plan living room/kitchen, two good sized bedrooms and bathroom.

Don't miss the opportunity to own this lovely apartment in a peaceful and well-maintained over 55s development. Book a viewing today and envision yourself living in this charming property on Mortomley Lane.

HALLWAY

A roomy hallway, boasting a large storage room providing that extra space we all crave, a further store room that hosts plumbing for a washing machine and a wall mounted Combi boiler, also comprising a wall mounted radiator, video Intercom system for extra security, alarm panel and door leading to all rooms.

LIVING ROOM

14'10 x 10'7 (4.52m x 3.23m)

A light and airy, sun drenched, south facing living space, flooded in natural light through a uPVC window to the side elevation and uPVC French doors opening out onto a juliette balcony, the room hosts an array of ambient wall lights, aerial point, telephone point, two wall mounted radiators and opening out into the kitchen area, creating a great social space.

KITCHEN

10'7 x 6'6 (3.23m x 1.98m)

A contemporary kitchen hosting an array of light wood wall and base units providing plenty of storage space, contrasting grey granite effect work surfaces, inset one and a half bowl sink and drainer with matching mixer tap, inset stainless steel gas hob, integrated electric oven, stainless steel extractor fan, integrated dishwasher, space for a tall fridge/freezer and inset spotlights.

BEDROOM 1

10'7 x 9'1 (not including wardrobes) (3.23m x 2.77m (not including wardrobes))

A good sized double bedroom boasting built in mirrored wardrobes, fitted drawers/side table, wall mounted radiator, aerial point and uPVC window.

BEDROOM 2

10'8 x 7'8 (3.25m x 2.34m)

A good sized single bedroom, hobby room or office, comprising wall mounted radiator and uPVC window.

BATHROOM

5'8 x 7'2 (1.73m x 2.18m)

A contemporary shower room, fully tiled in fresh

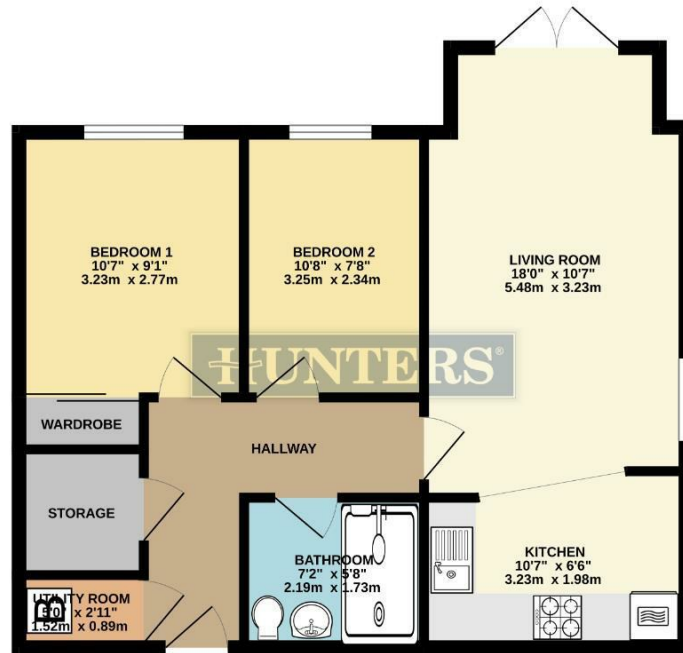
white, comprising double glass shower cubicle, white ceramic sink, low flush WC, wall mounted chrome heated towel rail, shaver point, inset spotlights and extractor fan.

EXTERIOR

The apartment block is set in tranquil, leafy grounds boasting allocated parking for one car and communal gardens/lawns to be enjoyed on a sunny day. The service charge also covers CCTV camera to cover all external grounds.

Floorplan

GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.

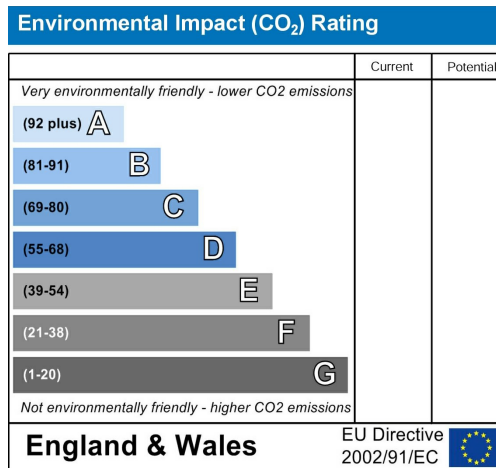
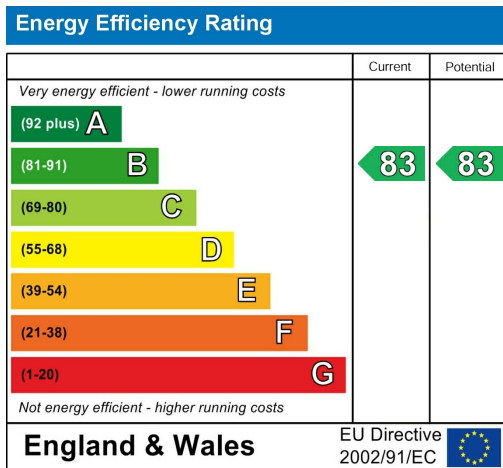


TOTAL FLOOR AREA: 578 sq.ft. (53.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, extents and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not even been tested and no guarantee as to their operability or efficiency can be given.
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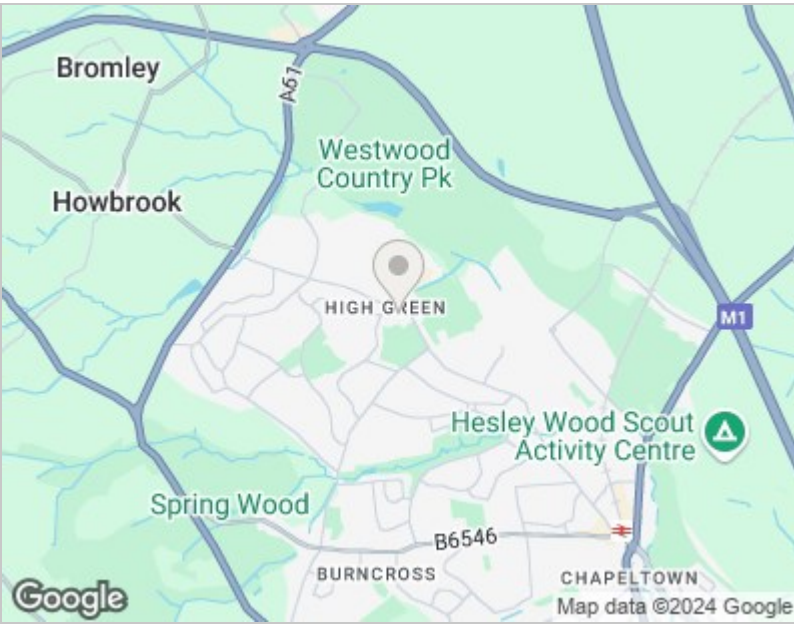
Energy Efficiency Graph



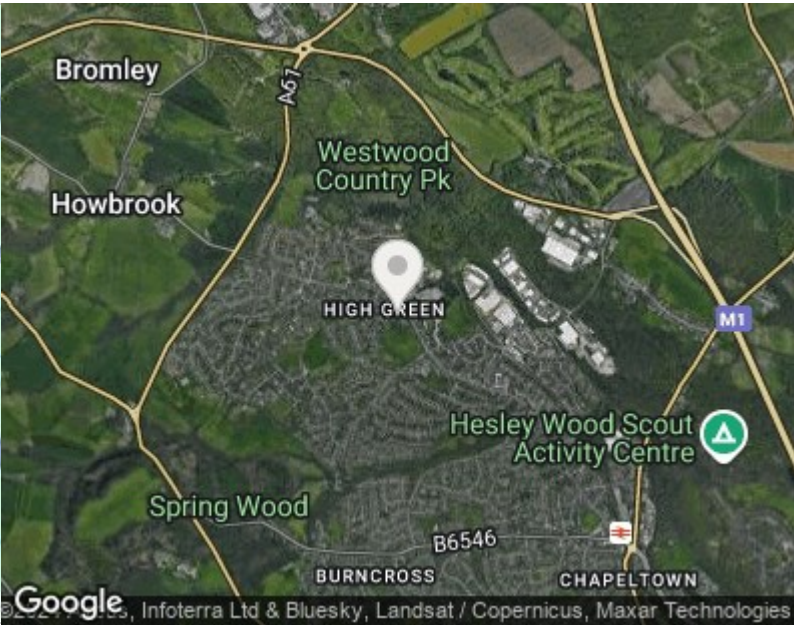
Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. 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.

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