



## Apartment 17 Green Moor Heights, 12 Edwards Street, Stocksbridge, Asking Price £125,000

- FITTED KITCHEN
- ALLOCATED PARKING
- COUNCIL TAX BAND A
- TWO DOUBLE BEDROOMS
- UPVC DOUBLE GLAZING
- GROUND FLOOR
- LEASEHOLD



# 12 Edwards Street, Sheffield S36 1BJ

**\*\*GROUND FLOOR APARTMENT\*\*** Located in the village of Stocksbridge, close to excellent motorway, road and bus link connections, as well as excellent local amenities. The property briefly comprises of; Entrance hallway: Spacious lounge/Breakfast kitchen and diner; Master bedroom; Great size second bedroom; Spacious bathroom with white suite; Well maintained communal areas; Secure allocated parking space;



Council Tax Band: A



## **FULL DESCRIPTION**

**\*\*SPACIOUS GROUND FLOOR APARTMENT\*\*** Located in the village of Stocksbridge, close to excellent local amenities, including the Fox Valley shopping development. Good motorway, road and bus link connections are all on hand. This attractive block of apartments are well maintained both outside and within the communal areas, by the management company. The property briefly comprises of; Entrance hallway: Spacious open plan Lounge/ Breakfast kitchen; Two double bedrooms; Spacious bathroom with white suite; Communal entrance and lift to all floors; Secure allocated parking space;

## **ENTRANCE HALL**

The apartments has wall mounted telephone intercom access, operated from the buzzer system at entrance door, directed to each individual property. From the communal lobby, a lift or one flight of stairs lead up to the apartments entrance door; The welcoming hallway has; Carpet flooring; Central heating radiator; Ceiling light; Storage area; Solid doors to all rooms;

## **OPEN PLAN LOUNGE AND BREAKFAST KITCHEN**

The lounge area is spacious and light in design with; uPVC double glazed patio doors opening to a Juliet balcony; Carpet flooring; Central heating radiator; Ceiling light point; Power and aerial sockets;

The breakfast kitchen is fitted with a good range of light wood wall, base and drawer units; Black roll top work surfaces; Electric oven, with a four ring hob; Sink and drainer with mixer tap and tiled splash back; Plumbing and space for Washing machine, Dishwasher and Fridge/ Freezer; Double glazed window to the front elevation; Ceiling light point; Tile flooring; Power sockets;

## **BEDROOM ONE**

Spacious bedroom one comprises of; Carpet flooring; Double glazed window to the front elevation; Central heating radiator; Ceiling light point; Power and aerial sockets;

## **BEDROOM TWO**

A further good sized bedroom having; Carpet flooring; Double glazed window to the front elevation; Ceiling light point; Central heating radiator; Power sockets;

## **FAMILY BATHROOM**

The attractive family bathroom has; Paneled bath with electric wall mounted shower and a side screen door; Pedestal wash basin; WC with push button flush; Tiled walls to wet areas; Recessed ceiling spotlights; Central heating radiator; Extractor fan; Laminate flooring;

## **OUTSIDE**

Secure allocated parking space to the rear car park with visitor parking in bays to the front of the property. Well maintained communal areas and gardens to the front and rear;

## **ENTRANCE HALL**

The apartments have wall mounted telephone intercom access, operated from the buzzer system at entrance door directed to each individual property. From the communal door. The apartment is on the ground floor. The welcoming entrance hallway has; Carpet flooring; Central heating radiator; Ceiling light; Storage area; Solid doors to all rooms;

## **BREAKFAST KITCHEN AND LOUNGE**

The lounge area is spacious and light with; uPVC double glazed patio doors opening to the carp park; Wood effect flooring; Central heating radiator; Ceiling light point; Power and aerial sockets;

The breakfast kitchen is fitted with a good range of light wood wall, base and drawer units; Black roll top work surfaces; Electric oven with hob; Sink and drainer with mixer tap and tiled splash back; Fridge/ Freezer, Washing machine and Dishwasher; Ceiling light point; Power sockets;

## **BEDROOM ONE**

This spacious master bedroom comprises of; Carpet flooring; Double glazed window to the rear elevation; Central heating radiator; Ceiling light point;

## **BEDROOM TWO**

A further good sized bedroom, bedroom two has; Carpet flooring; Double glazed window to the rear elevation; Ceiling light point; Central heating radiator; Power sockets;



## BATHROOM

The spacious family bathroom has; White bath with shower over; Pedestal wash basin; WC with push button flush; Tiled walls to wet areas; Recessed ceiling spotlights; Central heating radiator; Extractor fan; Vinyl flooring;

## OUTSIDE

Secure allocated parking space to the rear car park with visitor parking in bays to the front of the property. Well maintained communal areas and gardens to the front and rear;

## DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







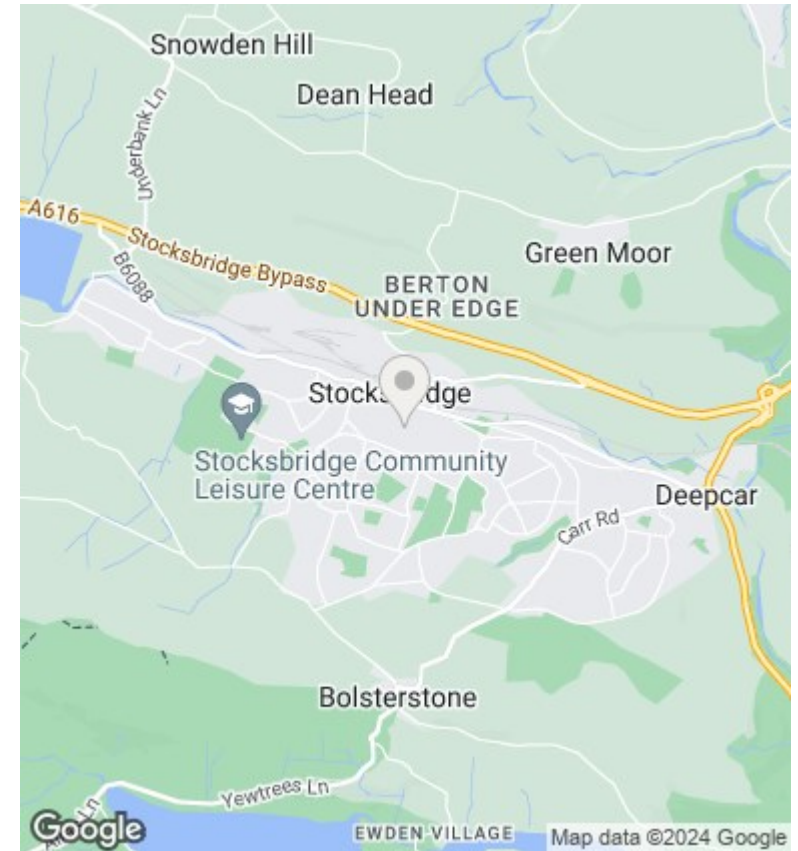
## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

A



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