



**Westminster Avenue Lodge Moor Sheffield S10 4ES**  
**Guide Price £170,000**

# Westminster Avenue

Sheffield S10 4ES

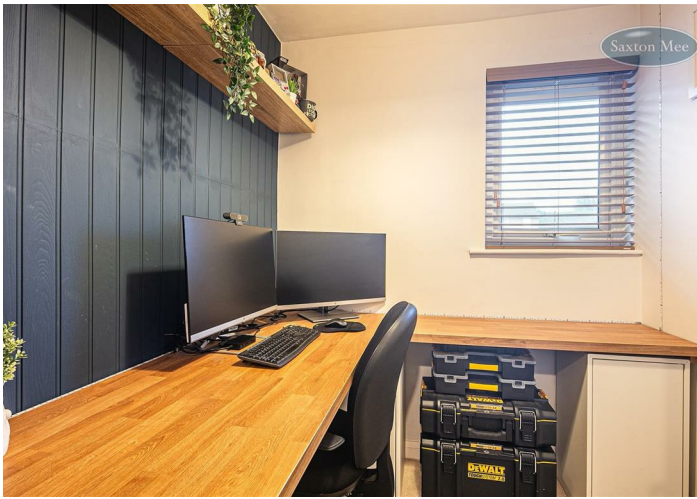
Guide Price £170,000

GUIDE PRICE £170,000 - £175,000 **\*\*STUNNING FIRST FLOOR APARTMENT**  
**\*\*TWO BEDROOMS PLUS A STUDY\*\*** - Available due to a change in the previous buyers personal circumstances - Located in the popular area of Lodge Moor is this spacious two/three bedroom apartment which is beautifully presented throughout and benefits from residents parking, gas central heating and double glazed windows. Situated in this highly sought after area close to open countryside, the property is also near to shops and amenities and is well served by regular bus routes giving access to the universities and hospitals. Access is via a communal door with secure intercom system with stairs rising to all levels.

Tastefully decorated in neutral tones, the accommodation briefly comprises: an entrance hall with a storage cupboard and access to all rooms, a master bedroom that has space for free standing wardrobes, a second bedroom that has wall panelling with a fitted desk and storage that could be easily removed, a third bedroom which is currently used as a study, a well appointed shower room that has a white suite and is partially tiled, and a spacious living/dining room that has dual aspect windows. Furthermore there is a contemporary fitted kitchen that has a range of wall and base units with solid wood worktops, a gas four ring hob, electric oven, and LVT flooring.

- IMPRESSIVE APARTMENT
- TWO BEDROOMS PLUS STUDY
- SPACIOUS LIVING ROOM
- SOUGHT AFTER LOCATION
- CONTEMPORARY FITTED KITCHEN
- WELL APPOINTED SHOWER ROOM
- DOUBLE GLAZED/GAS CENTRAL HEATING
- RESIDENTS PARKING (NON PERMIT)
- EDGE OF PEAK DISTRICT
- GOOD SCHOOL CATCHMENT





## OUTSIDE

Garage rental may be available subject to Council approval. The development is set within communal grounds comprising of well manicured lawns, patio areas and pathways.

## LOCATION

Located in this residential area of Lodge Moor with excellent amenities close by including golf course, beautiful country walks and public transport links. Good local schools. A short drive away are local shops at Crosspool and Lodge Moor.

## MATERIAL INFORMATION

The property is Leasehold with a term of 125 years running from the 19th November 1990.  
The property is currently Council Tax Band A.

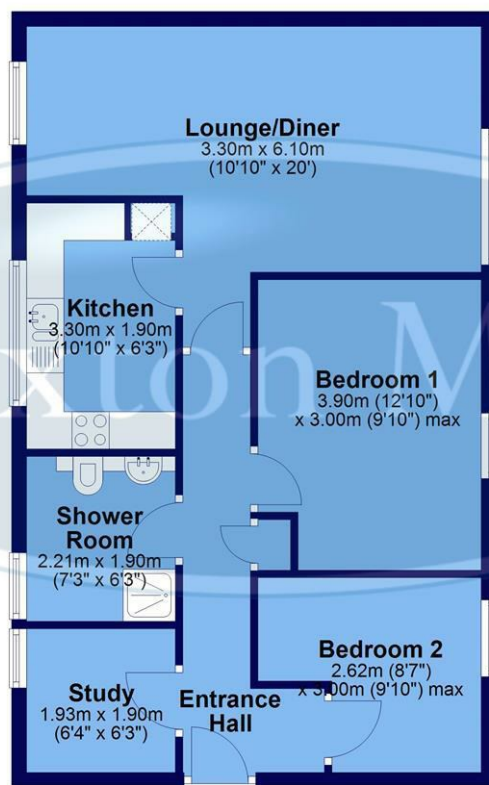
## VALUER

Chris Spooner ANAEA

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.



Approx. 61.1 sq. metres (657.6 sq. feet)



Total area: approx. 61.1 sq. metres (657.6 sq. feet)

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

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