UNITED UH HOMES







Middlewood Lodge, Middlewood Rise, S6

Asking Price £142,000

- NO CHAIN
- VIEWING ESSENTIAL
- SPACIOUS SECOND FLOOR APARTMENT WITH BALCONY
- ALLOCATED PARKING WITH PRIVATE GATED ACCESS
- BEAUTIFULLY MAINTAINED GROUNDS AND COMMUNAL AREAS
- EXCELLENT LOCATION
- TRANSPORT LINKS CLOSEBY
- SERVICE CHARGE £1,765.59 ANNUALLY
- GROUND RENT £175 ANNUALLY
- COUNCIL TAX BAND B - £1982.83

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Middlewood Lodge, Middlewood Rise, S6

** NO CHAIN | TWO-BEDROOM APARTMENT WITH BALCONY **
A spacious two-bedroom, second-floor apartment, located within the highly sought-after Wadsley Park Village, just moments from the Middlewood tram terminus. This prime location offers excellent access to local hospitals, universities, the city centre, and a wide range of amenities. The development is approached via a sweeping driveway, surrounded by attractive woodland and parkland, and benefits from secure gated entry along with beautifully maintained communal grounds. Internally, the property comprises a welcoming communal entrance, a private hallway, and a spacious open-plan lounge kitchen diner, which also provides access to a private balcony. The property offers two well-proportioned double bedrooms, both featuring built-in mirrored wardrobes, along with an en-suite shower room to the principal bedroom and a separate family bathroom. This property represents an excellent opportunity to acquire a stylish and well-located home.

2 2 1 B

Council Tax Band: B





COMMUNAL ENTRANCE
The apartment is accessed via the rear of the building and benefits from well-maintained communal areas. Entry is provided via a secure intercom system with fob or code access, which can also be linked to your phone, allowing you to control access remotely. Carpeted stairs lead to the upper floors, with glass balustrades adding a contemporary finish and enhancing the sense of light and space throughout the communal areas. A solid door provides access to the apartment entrance, offering an additional layer of security and privacy.

ENTRANCE HALLWAY
Step through the solid front door into a welcoming entrance hall, finished with attractive wooden flooring. This bright and practical space benefits from a central heating radiator and a useful storage cupboard housing the wall-mounted boiler, which is brand new, has three years' warranty remaining, and a full service history. There is also space and plumbing for a washer/dryer, along with a second storage cupboard providing additional useful storage. Solid internal doors lead to all rooms, enhancing the sense of a well-designed and comfortable home.

OPEN PLAN LOUNGE KITCHEN DINING ROOM

LOUNGE
A bright and inviting lounge, filled with natural light from a uPVC double-glazed window and a glazed door providing access to the balcony, extending the living space outdoors. Wooden flooring runs throughout, complemented by two central heating radiators, creating a warm and comfortable setting ideal for both relaxing and entertaining. The open-plan layout flows seamlessly into the kitchen and dining area, enhancing the overall sense of space and connectivity.

KITCHEN DINING AREA
A stylish and contemporary kitchen dining space, thoughtfully designed to combine both form and function. A range of sleek wood effect and white units provides ample storage, while a stainless steel sink with mixer tap adds a clean, modern finish. A striking black splashback creates a modern contrast, paired with integrated appliances including a four ring induction hob with extractor over, dishwasher, and fridge freezer.

A double glazed sliding door opens onto the balcony, allowing for plenty of natural light, while a wooden breakfast bar and spot lighting complete this attractive and functional space. An air flow system is also installed, enhancing ventilation throughout.

BALCONY
A private balcony, accessed via two separate entry points from the open-plan lounge kitchen diner, offers a peaceful outdoor retreat. Finished with stone slab flooring and glass balustrades, it enjoys attractive woodland views and provides an ideal space to unwind, whether enjoying a morning coffee or relaxing as the sun sets on warm summer evenings.

BEDROOM ONE
A spacious and bright primary bedroom, flooded with natural light from a uPVC double-glazed window. Soft carpeted flooring and a central heating radiator create a warm and inviting atmosphere, while built-in mirrored wardrobes provide excellent storage and help enhance the sense of space. A ceiling light point provides additional lighting, and direct access to the en-suite shower room adds both convenience and a touch of luxury.

SHOWER ROOM
A fully tiled en-suite shower room featuring a spacious shower enclosure and pedestal wash basin. A wall-mounted heated towel rail adds warmth, while spotlights and an extractor fan complete this well-appointed space.

BEDROOM TWO
A generous double bedroom, filled with natural light from a uPVC double-glazed window. Carpeted flooring and a central heating radiator create a warm and comfortable atmosphere. The room also benefits from built-in mirrored wardrobe storage, offering excellent storage solutions. A ceiling light point provides additional lighting, making this a versatile space, ideally suited as a guest bedroom or home office, or large enough to comfortably accommodate both.

FAMILY BATHROOM
A predominantly tiled family bathroom comprising a bath with overhead shower, pedestal WC, and wash basin. A wall-mounted heated towel rail, spotlights, and an extractor fan complete this modern and well-presented space, ideal for everyday use.

OUTSIDE

A private sweeping driveway, surrounded by picturesque parkland and woodland, leads to secure electric gates. The beautifully maintained grounds feature extensive lawns, a turning circle, and a communal car park. Residents benefit from one allocated parking space, along with additional visitor parking, as well as secure communal bicycle storage, offering both convenience and a peaceful, well-kept setting.

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.









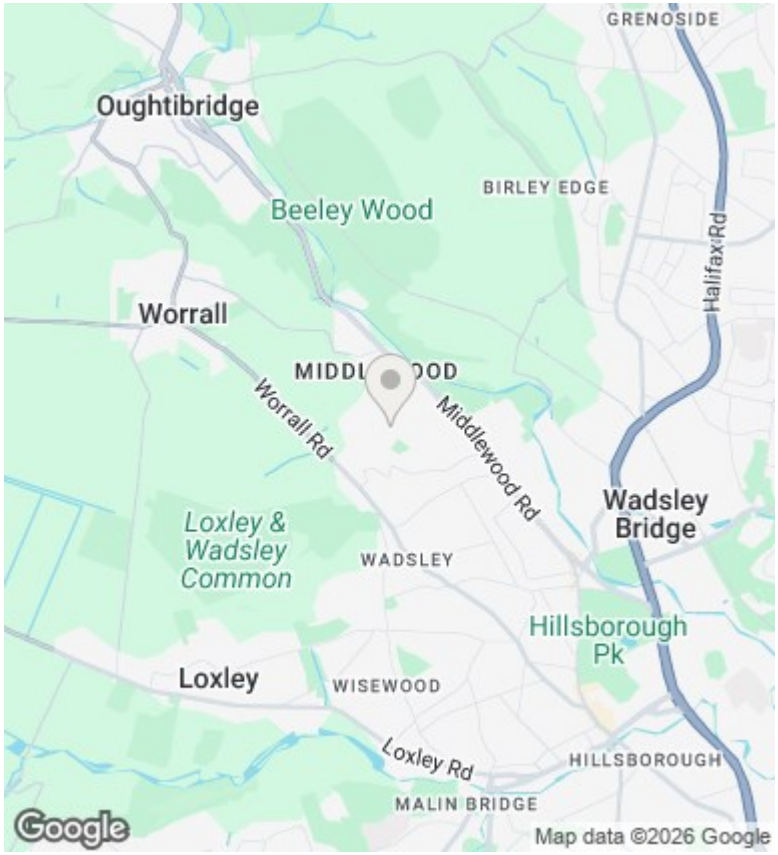












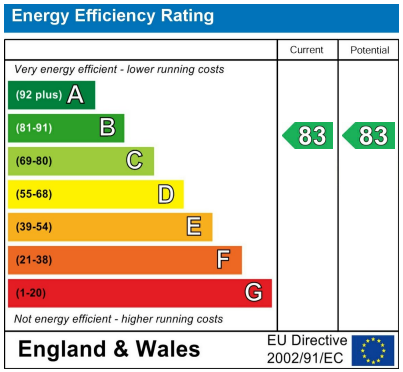
Directions

Viewings

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

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