



26 Gillott Road, Sheffield, S6 1JQ

Offers In The Region Of £92,500

- First Floor Apartment
- One Bedroom
- Purpose Built Block of Two Apartments with Private Front Door
- Allocated Parking Space
- Close to Amenities and Road Networks
- Stunning views
- Recently Redecorated
- No Chain
- Over 400sqft

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Own front door, extensive views, allocated parking space and with the added benefit of loft storage, This one bedroom first floor apartment is offered for sale with no chain. Andersons are delighted to offer to the market this one block purpose built flat. Having been redecorated throughout and with extensive views towards Middlewood, Worrall and beyond. Briefly comprising; uPVC composite door opens to staircase with landing, lounge/dining room, off-shot kitchen, shower room and double bedroom. uPVC double glazing throughout, electric heating and loft storage. Outside is an allocated parking space. Ideal property for first time buyer/investor or down sizer. Situated close to local shops, supermarkets, bus routes to the city, major road networks and a short drive to the Northern General Hospital.



Council Tax Band: A



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Having a composite door and staircase which rises to the first floor accommodation.

FIRST FLOOR

LANDING

LIVING/DINING ROOM

18'4" x 8'11"

A well proportioned room which benefits from coving to the ceiling, an electric wall heater, ceiling lights, a free standing feature fireplace with inset electric fire and two uPVC double glazed window which make this a bright and light room and provide superb views towards Middlewood and Worrall.

KITCHEN

7'8" x 7'1"

Having a basic range of units below wood effect roll edge work surfaces which incorporate a stainless steel sink and drainer and tiled splashbacks. There is space and plumbing for an automatic washing machine, space for a free standing cooker and fridge freezer and a uPVC double glazed window.

BEDROOM

8'8" x 8'5"

Benefiting from and an electric heater. a fitted double wardrobe with mirrored sliding doors and having a uPVC double glazed window with far reaching views from the side

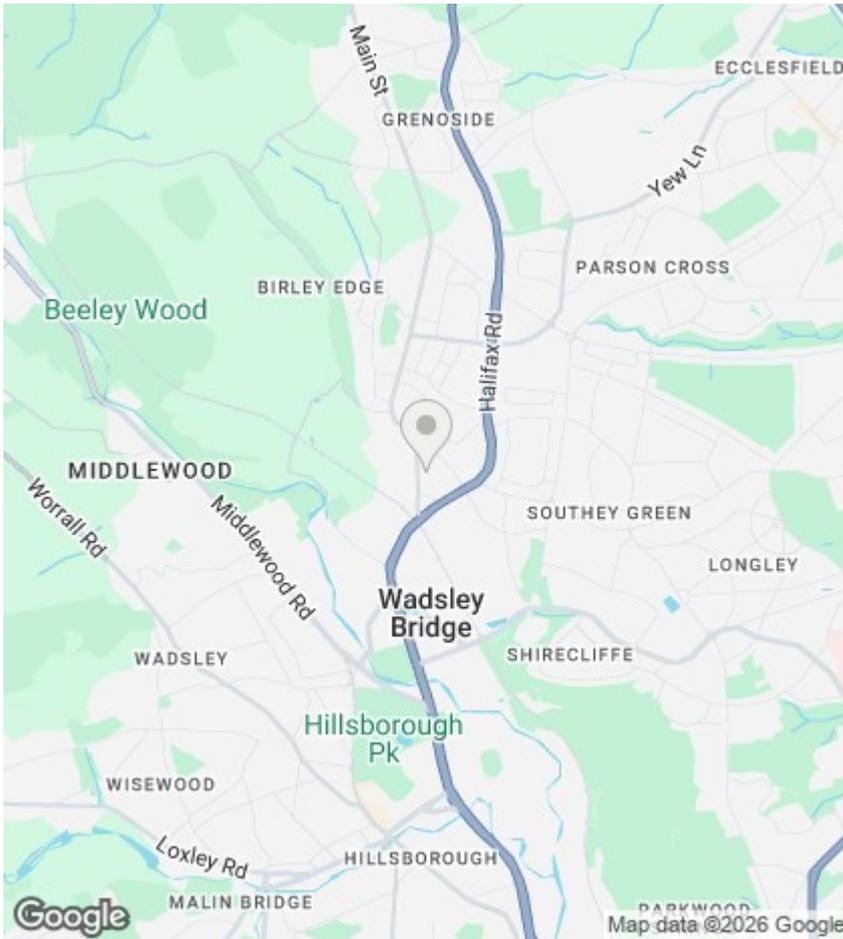
SHOWER ROOM

8'7" x 4'9"

Fitted with a three piece suite which comprises of a shower cubicle with an electric shower, a low flush WC and pedestal wash hand basin. There is rear facing uPVC obscured double glazed window, tiled splashbacks and a storage cupboard which houses the hot water tank and provides additional storage. There is also access into the loft space, providing useful storage space.

OUTSIDE

Allocated car parking space.



Directions

Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

First Floor

Approx. 35.5 sq. metres (382.2 sq. feet)



Ground Floor

Approx. 2.7 sq. metres (29.5 sq. feet)

