Graham Road, , Sheffield, S10 3DX

- No onward chain
- Fabulous private balcony
- Separate garage included
- A storage cupboard is included in the sale
- Green spaces on your doorstep
- Two/three bedroom apartment
- Open plan lounge
- In need of cosmetic upgrade
- Close to Hangingwater and Nether green
- Viewing recommended

Asking Price £155,000

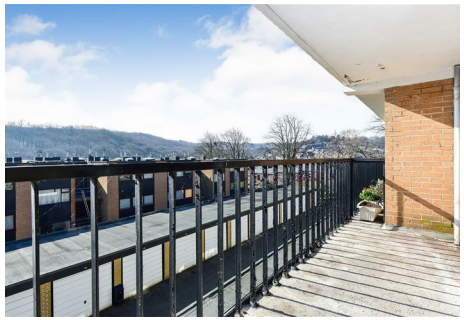
HUNTERS®
HERE TO GET *you* THERE

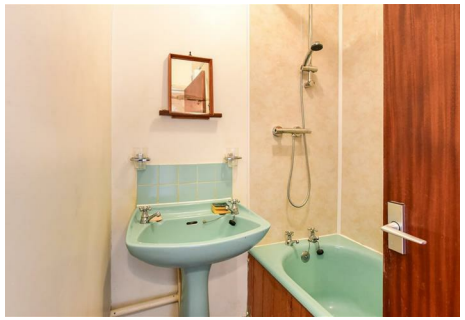
Graham Road, , Sheffield, S10 3DX

A spacious two/three bedroom first floor apartment which is in need of cosmetic upgrading in the sought after location of Ranmoor. Large living area with balcony. Ideal for a range of buyers and comes with no onward chain.

The apartment offers spacious accommodation benefitting from a fabulous outlook from the private balcony, the property is sure to generate interest from a wide range of potential purchasers. The property is situated enviably close to varied local amenities found at both Nether Green and along Ecclesall Road, a host of restaurants, bars and shops, excellent road and public transport links and reputable local schools. In addition the property is on the doorstep of Bingham Park and the Porter Valley walk which leads through to the beauty of the Peak National Park. In brief the accommodation comprises: communal entrance hallway, private entrance hallway, spacious living/ dining room, separate kitchen, three bedrooms, bathroom and separate W.C. The property benefits from gas central heating, an additional separate storage room, use of the communal grounds and facilities, residents parking and its own garage.

We would strongly recommend viewing in order to appreciate the accommodation on offer.





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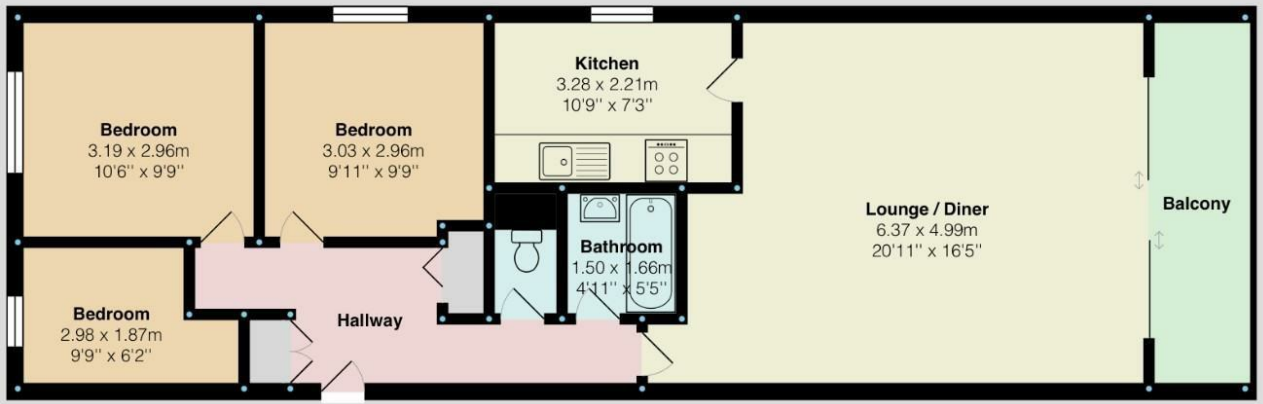
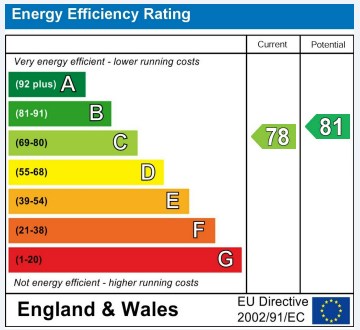


Total Area: 85.0 m² ... 915 ft²

All measurements are approximate and for display purposes only

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

Viewings

Please contact sheffield@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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