



Birley Moor Heights Birley Moor Road,

welcome to

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Modern 2-bedroom first-floor apartment in popular Birley, featuring an open-plan lounge and kitchen, balcony, and contemporary bathroom. Ideal for investors or first-time buyers. CASH BUYERS ONLY.



Secured Entrance

Having a secured communal entrance and stairs leads to the accommodation.

Hallway

Having an entrance door and electric heater.

Living/Dining/Kitchen

Having a range of wall and base units inset sink with rolled edge work surfaces and tiled splash backs. Electric oven and hob, integrated fridge, freezer and washing machine. Electric heater and french doors leads to the balcony.

Bedroom One

Rear facing double glazed window and electric heater.

Bedroom Two

Raer facing double glazed window and electric heater.

Bathroom

A suite comprising bath with shower above, concealed wc and wash hand basin. Heated towel rail.



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- TWO BEDROOMS
- FIRST FLOOR APARTMENT
- OPEN PLAN LOUNGE / KITCHEN DINER
- SOUGHT AFTER LOCATION
- GOOD ACCESS TO LOCAL AMENITIES

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 1969.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£110,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CPK114939](https://www.williamhbrown.co.uk/Property/CPK114939)



Property Ref:
CPK114939 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)