





15 St Andrews Close

Sheffield • South Yorkshire • S11 9DJ

Guide Price £145,000 - £155,000

Situated in a quiet cul-de-sac setting, this well-presented ground-floor apartment offers light and airy accommodation throughout and benefits from its own private entrance, making it an ideal purchase for first-time buyers, professionals, or those looking to downsize. The accommodation is accessed via a private entrance door leading into a welcoming hallway, which provides useful cloakroom and storage space. The generous double bedroom is beautifully presented in contemporary tones and benefits from fitted wardrobes providing excellent built-in storage. A large window allows for plenty of natural light, creating a bright and comfortable retreat. The modern shower room is fitted with a stylish suite incorporating a shower enclosure, wash hand basin, WC, and useful storage solutions. At the heart of the property is a spacious open-plan living and dining area, enjoying windows to both the side and rear elevations which flood the room with natural light. Finished in attractive grey tones with wood-effect flooring, the space offers ample room for both relaxation and dining. The fitted kitchen is thoughtfully arranged with a range of units and work surfaces, incorporating an integrated oven and electric hob together with space and plumbing for additional appliances. Externally, residents enjoy well-maintained communal gardens, with ample on-street parking available nearby for residents and visitors alike. St Andrews Close occupies a peaceful position within a popular residential area, conveniently placed for a wide range of local amenities, shops, cafés, and supermarkets. Excellent public transport links provide easy access to Sheffield City Centre, the universities, and hospitals, while nearby parks and green spaces offer excellent opportunities for outdoor recreation. The combination of a quiet setting and convenient location makes this an excellent place to call home.



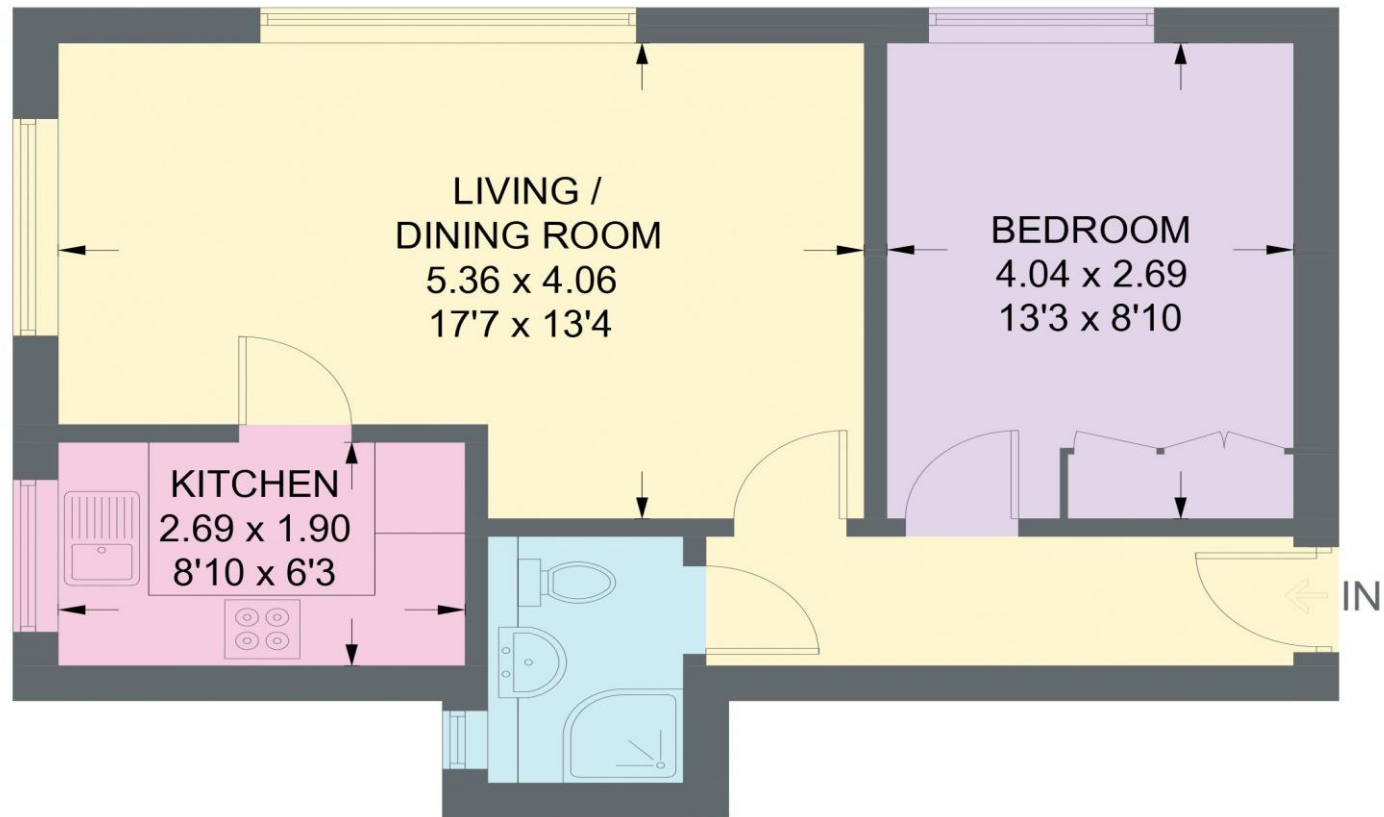
- Ground Floor Apartment
- Spacious Double Bedroom
- Modern Shower Room
- Light & Airy Open Plan Living
- Modern Decor

- Popular Location in S11
- Great Local Amenities & Transport Links
- Service Charge £900 pa - Edmund Winder Watts
- 800 Lease from 25 March 1969 £25pa
- Council Tax Band A, EPC Rating D



15 ST ANDREWS CLOSE

APPROXIMATE GROSS INTERNAL AREA = 44.9 SQ M / 483 SQ FT



GROUND FLOOR

Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.