

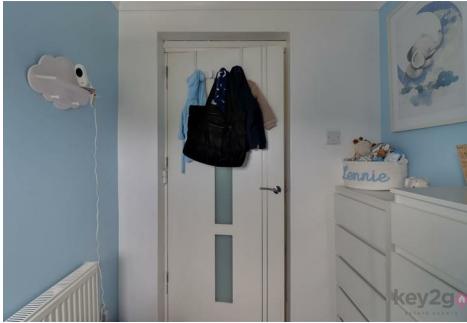
Marketing Preview



26 Water Slacks Road, Sheffield, S13 7DB

£90,000

Bedrooms 1, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this one bedroom top-floor flat, perfect for a first-time buyer or investor. The property offers a good-sized shower room and a large double bedroom and an extra room which would make a perfect nursery, dressing room or office. Conveniently located close to a range of local amenities, with excellent road links to the M1 Motorway and Sheffield City Centre.

SUMMARY

A fantastic opportunity to purchase this one bedroom top-floor flat, perfect for a first-time buyer or investor. The property offers a good-sized shower room and a large double bedroom and an extra room which would make a perfect nursery, dressing room or office. Conveniently located close to a range of local amenities, with excellent road links to the M1 Motorway and Sheffield City Centre.

Entrance into a welcoming hallway with doors leading to bedroom one, the additional room, shower room and lounge. Bedroom one is a spacious double bedroom with a window and fitted wardrobes with sliding doors, while the additional room offers versatile space with a window, ideal for use as a nursery or home office. The generously sized lounge is bright and airy, featuring two windows and a door leading into the kitchen. The kitchen is fitted with a range of base units, oven and hob, along with under-counter space for a fridge, freezer and washing machine/tumble dryer. Completing the accommodation is a good-sized shower room with a double walk-in shower cubicle, vanity unit with storage, WC and wash basin.

PROPERTY DETAILS

- LEASEHOLD, 101 YEARS REMAINING, £10PA GROUND RENT, £506.08PA SERVICE CHARGE
- COMBI BOILER
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



Total area: approx. 48.4 sq. metres (521.0 sq. feet)

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



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