

93 Park Grange Rise

Sheffield • South Yorkshire • S2 3SX

Guide Price £110,000 - £120,000

An attractive second-floor, two-bedroom apartment featuring a balcony with pleasant views. Ideally located in Norfolk Park, the property is conveniently positioned close to the city centre and benefits from excellent transport links, neutral décor throughout, and allocated parking. The apartment is accessed via a communal entrance with stairs rising to the private second-floor entrance. Upon entering, an inner hallway leads to two double bedrooms, both beautifully presented and fitted with carpet. The modern bathroom is equipped with a stylish three-piece white suite, including an overhead shower with glass screen, and is partially tiled. A useful utility room provides additional storage along with space and plumbing for a washing machine. The flexible open-plan living space is filled with natural light and features French doors opening onto a decked balcony, offering a pleasant outlook. The kitchen is fitted with a range of matching units and includes an integrated electric fan oven and gas hob. Externally, the property benefits from access to a communal green space and an allocated parking space. Park Grange Rise is ideally placed for access to the city centre, colleges, universities, train station, and hospitals. Excellent public transport links are available, including the Supertram. The location is also close to recreational facilities such as Norfolk Park, which offers open green space, woodland walks, and impressive views over the city.

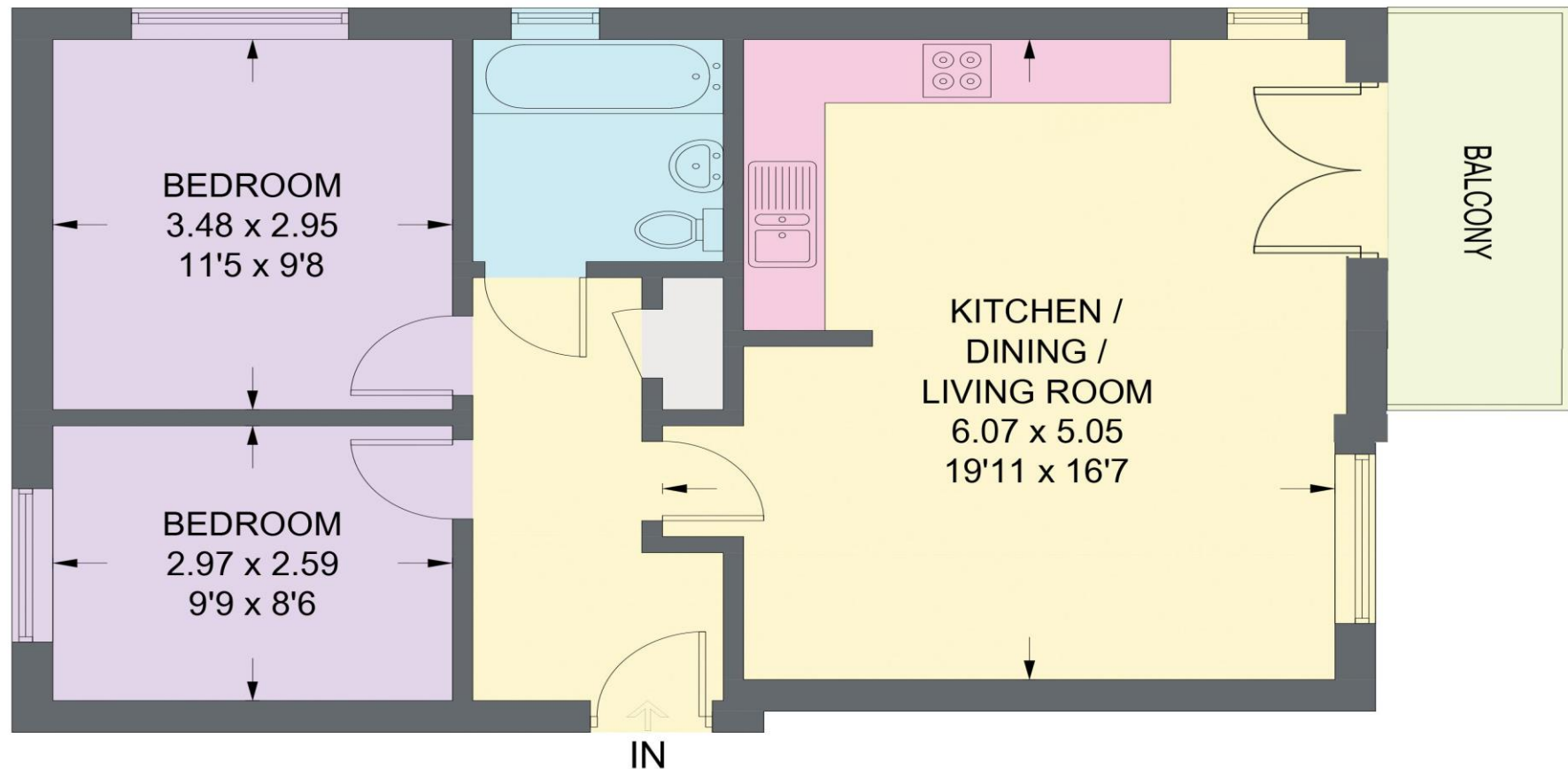


- Second Floor Apartment in Norfolk Park
- 2 Double Bedrooms & Modern Bathroom
- Flexible Open Plan Living Space
- Balcony with Pleasant Views
- Gas Central Heating & Double Glazing
- Allocated Parking
- Located Close to City Centre
- Service Charge £1280.48pa
- Leasehold 125 years from 2003
- Council Tax Band A, EPC Rating TBC



93 PARK GRANGE RISE

APPROXIMATE GROSS INTERNAL AREA = 61.2 SQ M / 659 SQ FT



SECOND FLOOR

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

(IDNRP2021)

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.