87 PORTER BROOK VIEW



BLENHEIM



LOCATED IN A HIGHLY SOUGHT-AFTER AREA OF SHEFFIELD AND OFFERING CONTEMPORARY LIVING SPACES THROUGHOUT, WELCOME TO 87 PORTER BROOK VIEW.

This gorgeous three bedroomed apartment has been thoughtfully designed with an eye for contemporary living and is close to local amenities.





LIVING KITCHEN

All the living spaces and bedrooms are conveniently set across one floor, including the stunning living kitchen with bi-folding doors opening to the garden, a fabulous master bedroom suite and two additional double bedrooms.

Externally, the property has an excellent garden with a well-equipped outdoor kitchen and an office.

The property is located on Sharrow Vale Road within a contemporary apartment complex. It is close to a variety of local amenities, including those on Ecclesall Road offering shops, restaurants, public houses and supermarkets. The centre of Sheffield is just 1.5 miles from the property, and the Peak District is also easily accessible

The property briefly comprises of on the ground floor: Entrance hall, utility room, living kitchen, inner hallway, bathroom, master bedroom, master en-suite shower room, bedroom 2 and bedroom 3.

Outbuildings: Garden office.

LIVING KITCHEN



LIVING KITCHEN

GROUND FLOOR

An oak door opens to the entrance hall.

Entrance Hall

With a pendant light point. Oak doors open to the utility room and living kitchen.

Utility Room

Having a pendant light point and an extractor fan. A range of fitted base and wall units incorporate a work surface, upstands and an inset 1.0 bowl, stainless steel sink with a chrome mixer tap. There is the provision for a washing machine/tumble dryer.

Living Kitchen

28'1 x 20'1 (8.56m x 6.12m)

A fabulous living kitchen with a rear facing aluminium double glazed panel, recessed lighting, central heating radiators and a TV/aerial point. A range of fitted base/wall and drawer units incorporate a work surface and an inset 1.5 bowl, Rangemaster charcoal sink with a chrome mixer tap. Appliances include a four-ring induction hob, extractor hood, two Siemens ovens/grills, a microwave, a full-height fridge/freezer and a CDA wine cooler. An oak door opens to the inner hallway. Aluminium double doors with double glazed panels open to the rear.

Inner Hallway

With a pendant light point. Oak doors open to the bathroom, master bedroom, bedroom 2 and bedroom 3.

Bathroom

Having recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail and tiled flooring with underfloor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. To one wall is a panelled bath with a chrome mixer tap and to one corner is a separate shower enclosure with a rainhead shower, an additional hand shower facility and a glazed screen/door.

Master Bedroom

15'5 x 14'8 (4.70m x 4.47m)

A large master bedroom with side facing aluminium double glazed windows, recessed lighting and a central heating radiator. Fitted furniture includes short hanging, shelving and drawer units. An oak door opens to the master en-suite shower room.

Master En-Suite Shower Room

Being fully tiled and having recessed lighting, extractor fan, a chrome heated towel rail and underfloor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. To one corner is a separate shower enclosure with a fitted shower, additional hand shower facility and a glazed screen/door.

Bedroom 2

13'3 x 12'4 (4.04m x 3.76m)

A double bedroom with rear and side facing aluminium double glazed windows, pendant light points and a central heating radiator. Fitted furniture includes shelving and long hanging.

Bedroom 3

13'3 x 11'5 (4.04m x 3.48m)

A further double bedroom with rear facing aluminium double glazed windows, pendant light points and a central heating radiator.



LIVING KITCHEN



BATHROOM

MASTER BEDROOM



BEDROOM 2

BEDROOM 3

EXTERIOR & GARDENS

To the rear of the property is exterior lighting, an external power point and a composite decked seating terrace with an outdoor kitchen.

Outdoor Kitchen

A fabulous area for entertaining with a work surface that has a barbecue, storage cupboard and an ice bucket. There is exterior lighting, an external power point and gas feeds.

To the left of the outdoor kitchen is an area mainly laid to lawn with a raised planter. A composite path continues to the garden office.

Garden Office

9'1 x 9'0 (2.77m x 2.74m)

Having double aluminium composite doors with double glazed panels, recessed lighting, an extractor fan and power points. The focal point of the garden office is the log burner.

A timber door opens to the garden storage shed.

The path continues to the right-side, where there is a raised astro-turf lawn with mature trees. A timber pedestrian gate opens to the main entrance.

The property has two allocated parking spaces and access to shared, well-maintained gardens.







OUTDOOR KITCHEN



GARDEN OFFICE



GARDEN OFFICE



GROUND FLOOR

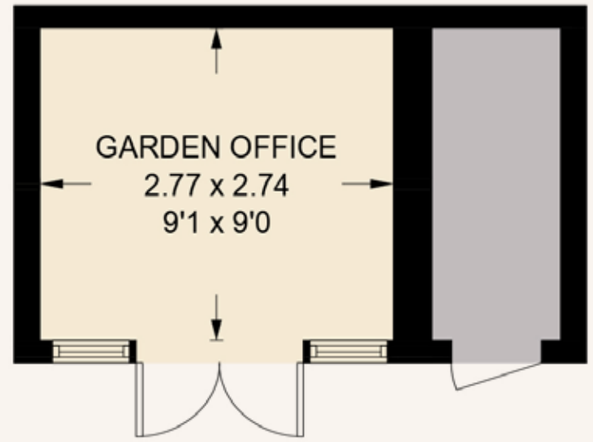
Ground Floor Approximate Floor Area:
1269 SQ.FT. (117.9 SQ.M)

Total Approximate Floor Area:
1351 SQ.FT. (125.5 SQ.M)

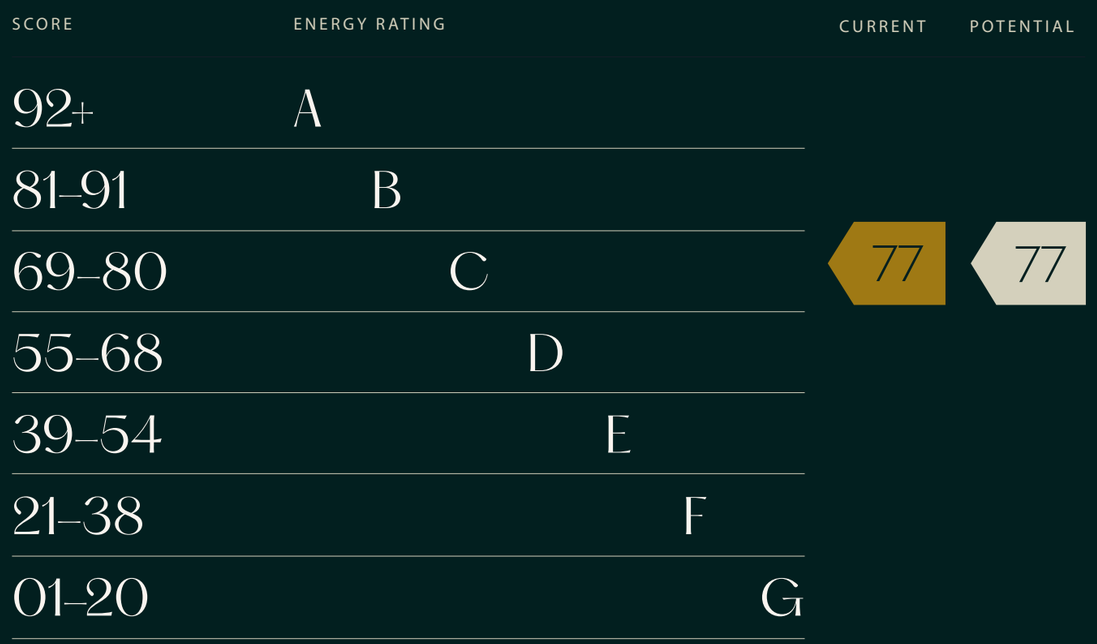


GARDEN OFFICE

Garden Office Approximate Floor Area:
82 SQ.FT. (7.6 SQ.M)



BEDROOMS	BATHROOMS
3	2
LIVING ROOMS	SQFT
1	1,351
TENURE	COUNCIL TAX
Leasehold	E



Tenure Details

The service charge is £383.17 per month – the service charge includes the cost of heating and hot water for the apartment. The ground rent is £180 per year, paid in two instalments of £90 every six months.

Services

Mains electricity, mains water and mains drainage.
The broadband is fibre and the mobile signal quality is moderate. There is a shared boiler.

Rights of Access & Shared Access

There is shared access in the hallway that leads to the property. There are no rights of access.

Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

87 PORTER BROOK VIEW

Sheffield, South Yorkshire,
S11 8ZJ

Asking Price
£595,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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