



**Baxter Mews Wadsley Bridge Sheffield S6 1LG**  
**Guide Price £140,000**

# Baxter Mews

Sheffield S6 1LG

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GUIDE PRICE £140,000-£145,000 \*\* ALLOCATED PARKING SPACE \*\* NO CHAIN \*\* PENTHOUSE APARTMENT \*\* Situated in this popular development is this two double bedroom apartment which benefits from a modern kitchen/open plan living with two Juliet balconies, an allocated parking space and visitor parking, storage space, uPVC double glazing and gas central heating throughout. There is a communal entrance door which opens into a communal hall with stairs to all levels and this apartment can be found on the third floor.

Neutrally decorated throughout, the spacious living accommodation briefly comprises: enter through a private door into the entrance hall with a single storage cupboard which houses the gas boiler (approximately five years old), a double storage cupboard and a secure telephone intercom. Access to the open plan living, two bedrooms and the bathroom. The bright and airy living area has uPVC French doors opening to a Juliet balcony. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven (one year old), four ring hob (two years old) with extractor above and dishwasher. There are further uPVC French doors opening to a Juliet balcony.

Both bedrooms are double in size. The bathroom has a three piece suite including bath with bath with electric shower, glass shower screen, WC and wash basin. There is a storage cupboard with plumbing for a washing machine.

- TWO DOUBLE BEDROOM PENTHOUSE APARTMENT
- BRIGHT & AIRY OPEN PLAN LIVING
- MODERN KITCHEN
- THREE PIECE SUITE BATHROOM
- STORAGE SPACE
- ALLOCATED PARKING & AMPLE VISITOR PARKING
- WELL-KEPT COMMUNAL GROUNDS
- EXCELLENT AMENITIES & LOCAL SCHOOLS
- EASY ACCESS TO THE CITY CENTRE & M1 MOTORWAY





## OUTSIDE

Well-kept communal gardens, allocated parking space and ample visitor parking spaces.

## LOCATION

With excellent shopping facilities close by including a Sainsburys and Kilner Way Retail Park. Local schools. Excellent public transport links with easy access to Sheffield City Centre.

## MATERIAL INFORMATION

The property is Leasehold with a term of 600 years running from the 31st August 2001.  
The property is currently Council Tax Band A.

## VALUER

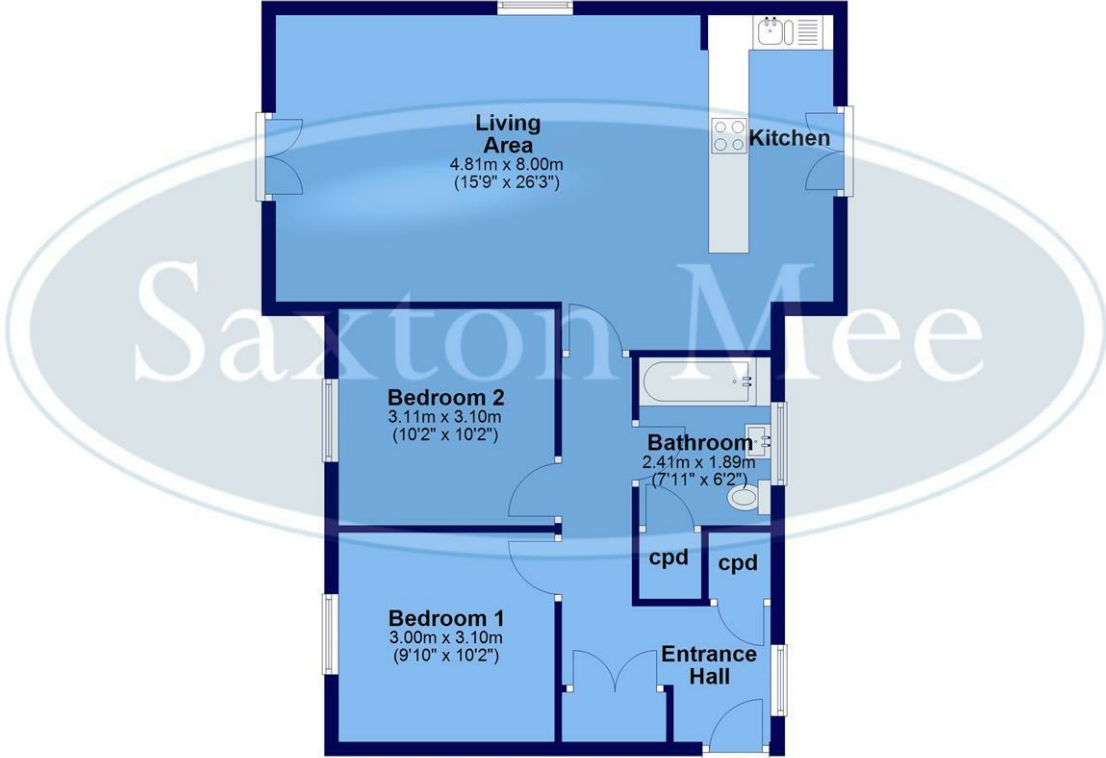
Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

# Saxton Mee



Approx. 72.0 sq. metres (775.3 sq. feet)



Total area: approx. 72.0 sq. metres (775.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91%) <b>A</b>			
(81-91%) <b>B</b>			
(69-80%) <b>C</b>			
(55-68%) <b>D</b>			
(39-54%) <b>E</b>			
(21-38%) <b>F</b>			
(1-20%) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	79	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-91%) <b>A</b>			
(81-91%) <b>B</b>			
(69-80%) <b>C</b>			
(55-68%) <b>D</b>			
(39-54%) <b>E</b>			
(21-38%) <b>F</b>			
(1-20%) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		