

45 Hallam Grange Close, Fulwood, Sheffield, S10 4BN

Saxton Mee

45 Hallam Grange Close

Fulwood

Guide Price

£150,000

£150,000-£160,000 GUIDE PRICE

A FANTASTIC PROPERTY OFFERED FOR SALE WITH NO ONWARD CHAIN

Situated in the highly desirable area of Fulwood, this bright and spacious two-bedroom first-floor apartment offers well-maintained accommodation in a fantastic location.

The property boasts a fitted kitchen, a generously sized bathroom complete with an electric shower over the bath and two well-proportioned double bedrooms. The light-filled living space creates a welcoming atmosphere, while gas central heating throughout ensures year-round comfort.

Externally, the development benefits from communal parking for both residents and visitors. Ideally positioned close to excellent local amenities, transport links, hospitals and universities, the apartment offers both convenience and accessibility. With delightful communal gardens wrapping round the development and easy access out towards the countryside and the Mayfield Valley.

Perfect for first-time buyers, investors, or those looking to downsize, this attractive home provides a wonderful opportunity to move straight in while still offering scope to personalise over time.

Early viewing is highly recommended to fully appreciate all that this property has to offer!

Leasehold. 141 years remaining.
Ground Rent £25p/a
Service Charge Approx. £1100p/a



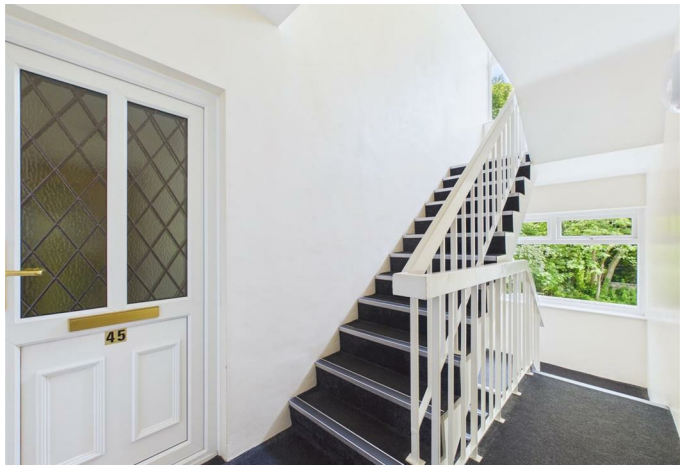
- Spacious two-bedroom first floor apartment in sought-after Fulwood
- Light and airy living accommodation throughout
- Two well-proportioned double bedrooms
- Fitted kitchen with electric appliances and generous size bathroom with 3 piece suite including an electric shower over the bath
- Gas central heating
- In good condition throughout
- Communal parking available
- Close to excellent amenities, transport links and open countryside
- Located close to Sheffield Universities and Hospitals
- Viewings Via Saxton Mee Banner Cross







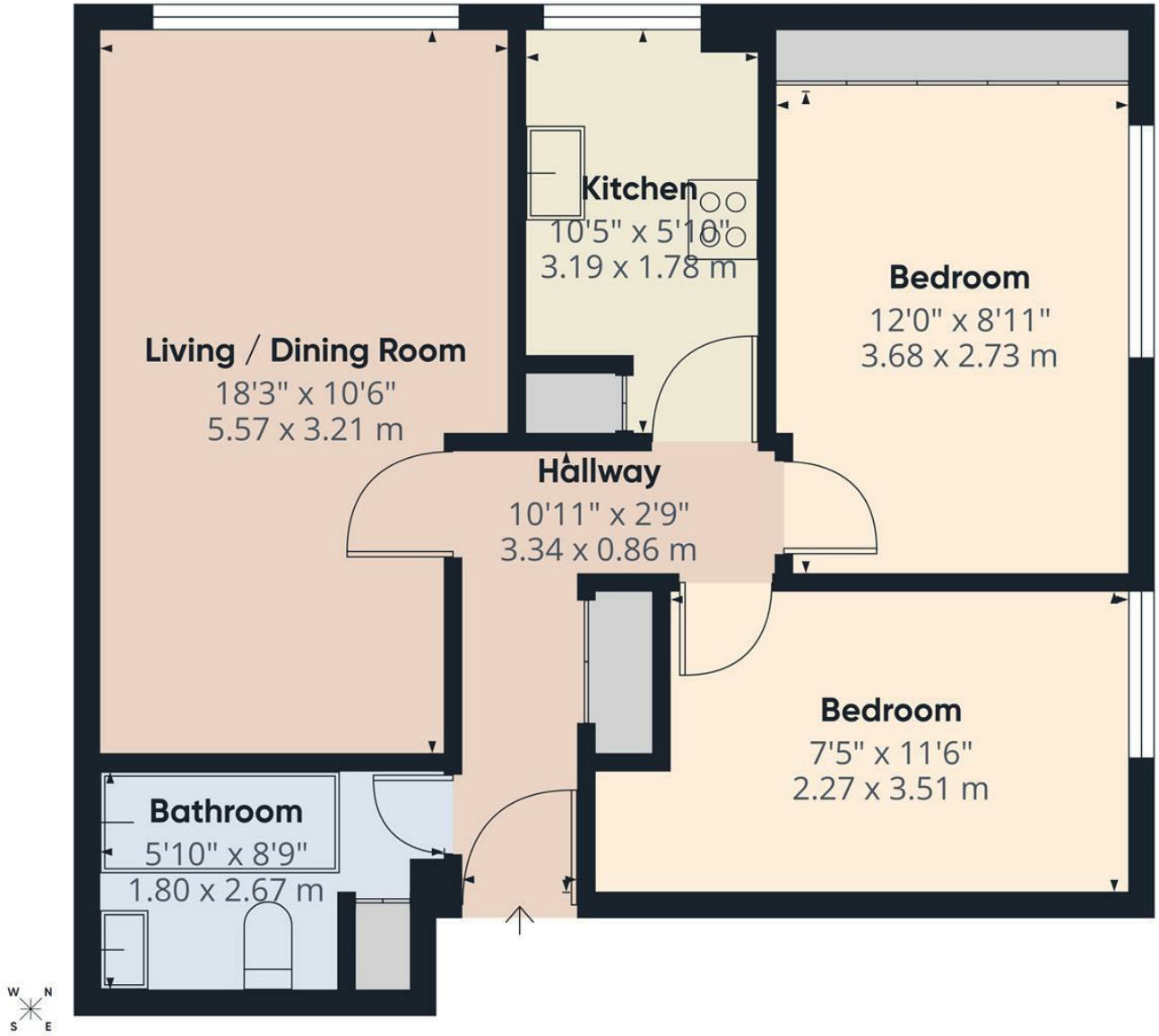



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Approximate total area(1)

558 ft²

51.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

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