

**11 Graham Court Graham Road, Sheffield**

Sheffield

**Offers in Region of £220,000**



# 11 Graham Court Graham Road

Sheffield, Sheffield

This deceptively spacious three-bedroomed apartment offers a perfect blend of comfort and convenience, situated in an unbeatable location close to the popular Encliffe Park. Forming part of an established and quiet community, the property is well finished throughout and provides a welcoming atmosphere that is ideal for both families and first-time buyers alike. The generous living areas are complemented by a kitchen and bathroom, while each bedroom is well-proportioned, allowing for flexible use as sleeping quarters, a home office, or guest accommodation. Residents will also appreciate the wealth of local amenities nearby, including shops, cafes, and excellent public transport links, ensuring easy access to the city centre and beyond. Outside, the property benefits from off-road parking and a private garage (a rare advantage in this sought-after area), providing convenience and peace of mind.

Council Tax band: C

Tenure: Leasehold

- THREE BEDROOMED GROUND FLOOR APARTMENT
- DECEPTIVELY SPACIOUS
- UNBEATABLE LOCATION
- PERFECT FOR FAMILIES AND FIRST TIME BUYERS ALIKE
- CLOSE TO ENCLIFFE PARK
- WEALTH OF LOCAL AMENITIES
- OFF ROAD PARKING AND PRIVATE GARAGE
- WELL FINISHED THROUGHOUT
- FORMS PART OF AN ESTABLISHED AND QUIET COMMUNITY
- EXCELLENT PUBLIC TRANSPORT LINKS







### Garage

Approx. 15.1 sq. metres (162.6 sq. feet)

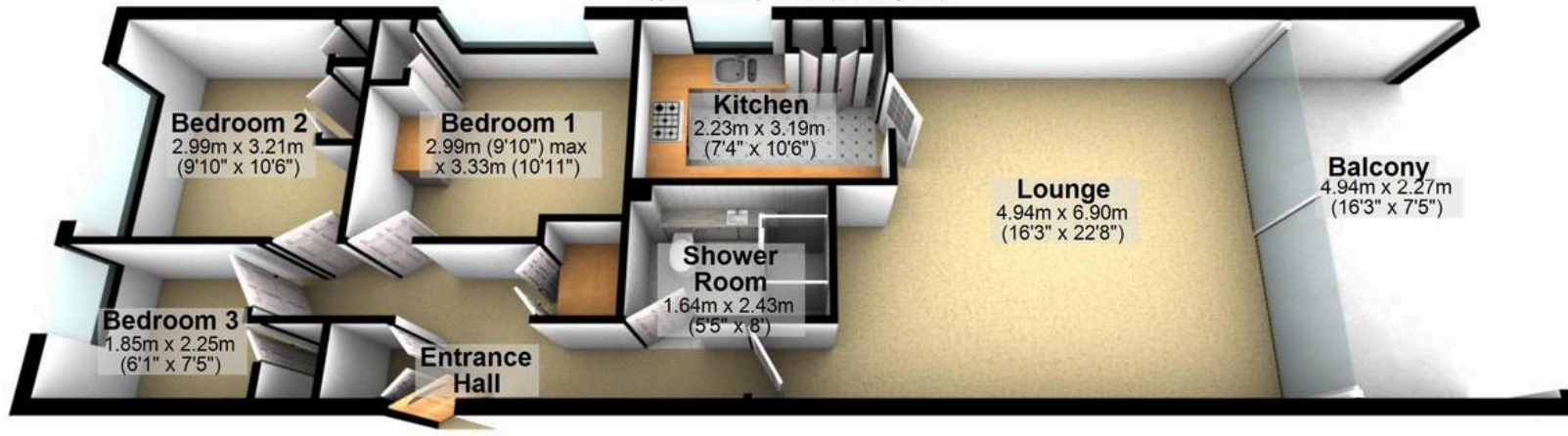


#### Garage

5.30m x 2.85m  
(17'5" x 9'4")

### Ground Floor

Approx. 75.0 sq. metres (807.0 sq. feet)



**Bedroom 2**  
2.99m x 3.21m  
(9'10" x 10'6")

**Bedroom 1**  
2.99m (9'10") max  
x 3.33m (10'11")

**Kitchen**  
2.23m x 3.19m  
(7'4" x 10'6")

**Lounge**  
4.94m x 6.90m  
(16'3" x 22'8")

**Balcony**  
4.94m x 2.27m  
(16'3" x 7'5")

**Shower  
Room**  
1.64m x 2.43m  
(5'5" x 8")

**Bedroom 3**  
1.85m x 2.25m  
(6'1" x 7'5")

**Entrance  
Hall**

Total area: approx. 90.1 sq. metres (969.6 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

**11 Graham Court Road 3D**



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info@whitehorses.com  
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