Saxton Mee

Stephen Drive Grenoside Sheffield S35 8QY
Offers Around £145,000

St Luke's
Sheffield's Hospice

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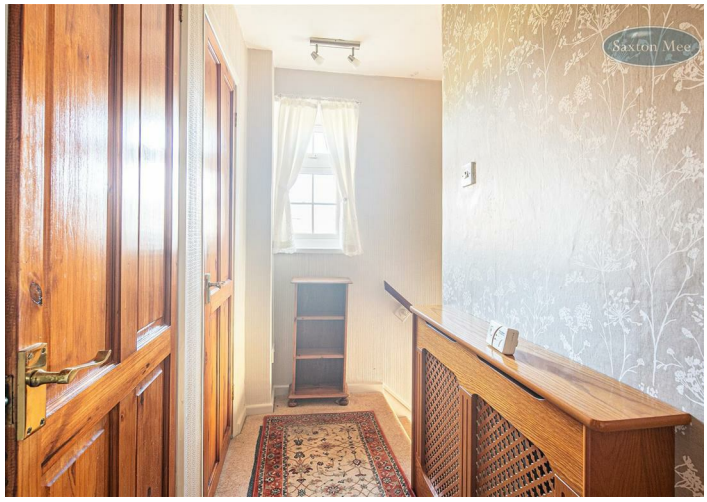
** GARAGE ** NO CHAIN ** Situated in the heart of Grenoside is this two bedroom first floor apartment which enjoys a front garden and benefits from a garage, communal off-road parking, its own access, uPVC double glazing and gas central heating.

The living accommodation briefly comprises: a private uPVC door opens into an entrance lobby with stairs rising to the first floor landing with access into the loft space via pull-down loft ladders and this houses the gas boiler and offers useful storage. There is a storage cupboard, WC and access to the lounge, the two bedrooms and the shower room. The lounge has a modern electric fire and a sliding door opening onto a balcony. Double doors then open into the kitchen which has a range of units with contrasting worktops which incorporate the sink and drainer. There is space for an oven, which is currently used for a washing machine, a four ring hob with extractor above along with housing and plumbing for a slimline dishwasher and space for under-counter fridge and freezer.

The principal double bedroom has fitted wardrobes and is to the rear aspect. Bedroom two has fitted wardrobes over the stairs and to the front aspect. The shower room has a double shower enclosure and a wash basin, complemented with a chrome towel radiator.

- TWO BEDROOM FIRST FLOOR APARTMENT
- LOUNGE WITH BALCONY
- BREAKFAST KITCHEN
- SHOWER ROOM
- SEPARATE WC
- GARAGE & COMMUNAL OFF-ROAD PARKING
- FRONT GARDEN AREA
- POPULAR RESIDENTIAL AREA
- AMENTIES CLOSE-BY
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS



OUTSIDE
To the front is a lawn and patio area. Communal off-road parking and a garage.

LOCATION
The property is situated in the picturesque village of Grenoside, Sheffield. Located on a tranquil cul de sac, this property is walking distance to an array of pubs and shops as well as the local woodland, serviced by good public transport routes, surrounded by reputable schools, minutes away from the M1 and with direct roads leading to Sheffield, Barnsley, Rotherham and Manchester.

MATERIAL INFORMATION
The property is Leasehold.
The property is currently Council Tax Band B.

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.

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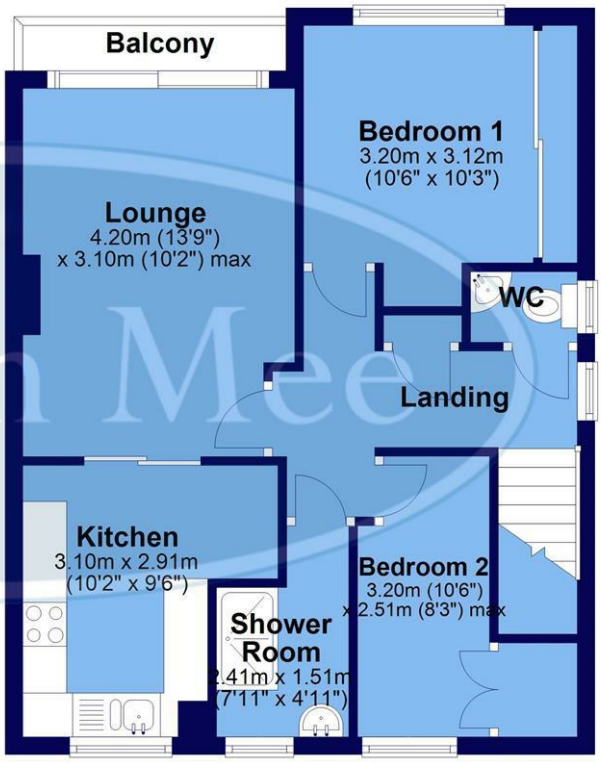
First Floor

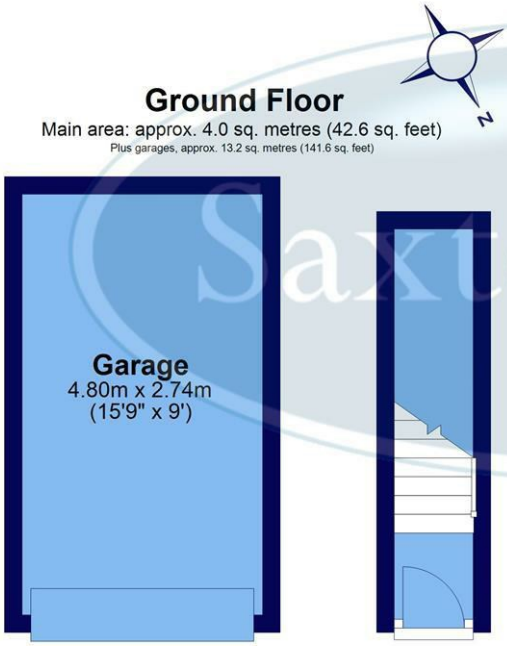
Approx. 49.1 sq. metres (529.0 sq. feet)



Ground Floor

Main area: approx. 4.0 sq. metres (42.6 sq. feet)

Plus garages, approx. 13.2 sq. metres (141.6 sq. feet)



Main area: Approx. 53.1 sq. metres (571.6 sq. feet)

Plus garages, approx. 13.2 sq. metres (141.6 sq. feet)

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

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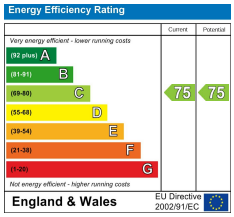

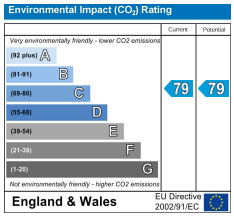

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