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85 Park Grange Rise

Norfolk Park • Sheffield • S2 3SX

Guide Price £80,000 - £90,000

An excellent opportunity for first-time buyers, professionals and investors, this neutrally presented two bedroom ground floor apartment enjoys a superb position just moments from the tram stop, providing easy access to Sheffield City Centre, the universities and hospitals. Although classed as a ground floor apartment, it is accessed via a short flight of steps leading to the private front door. Accessed via a secure communal entrance with intercom system, the apartment opens into a welcoming hallway with intercom handset, hanging space and a useful utility cupboard with plumbing for a washing machine. The heart of the home is the bright and spacious open-plan living, dining and kitchen area, flooded with natural light from two front-facing windows and a side-facing window. Enjoying attractive views across green space towards the city beyond, this versatile room offers ample space for both relaxing and entertaining. Finished in neutral décor with wood-effect flooring, the fitted kitchen comprises maple-effect units, contrasting worktops, a stainless-steel splashback, an integrated Smeg oven with gas hob, integrated fridge freezer and a concealed Worcester boiler. The apartment offers two well-proportioned bedrooms, both overlooking the communal gardens to the rear. The principal bedroom is generously sized, while the second double bedroom provides flexible accommodation as a guest room, home office or additional bedroom. Both are finished in neutral décor with neutral carpets. Completing the accommodation is a modern bathroom fitted with a three-piece white suite, partial wall tiling and a stylish monochrome vinyl floor. Externally, the development benefits from residents' parking and well-maintained communal gardens, creating an attractive setting. Ideally situated on Park Grange Rise, this apartment is perfectly placed for those seeking convenience. The nearby tram stop provides quick and easy access to Sheffield City Centre, Sheffield Railway Station, both universities and the city's major hospitals, while local shops, parks and everyday amenities are all within easy reach. Combining excellent transport links with well-presented accommodation, this property is an ideal purchase for first-time buyers looking to step onto the property ladder or investors seeking a well-located rental opportunity.





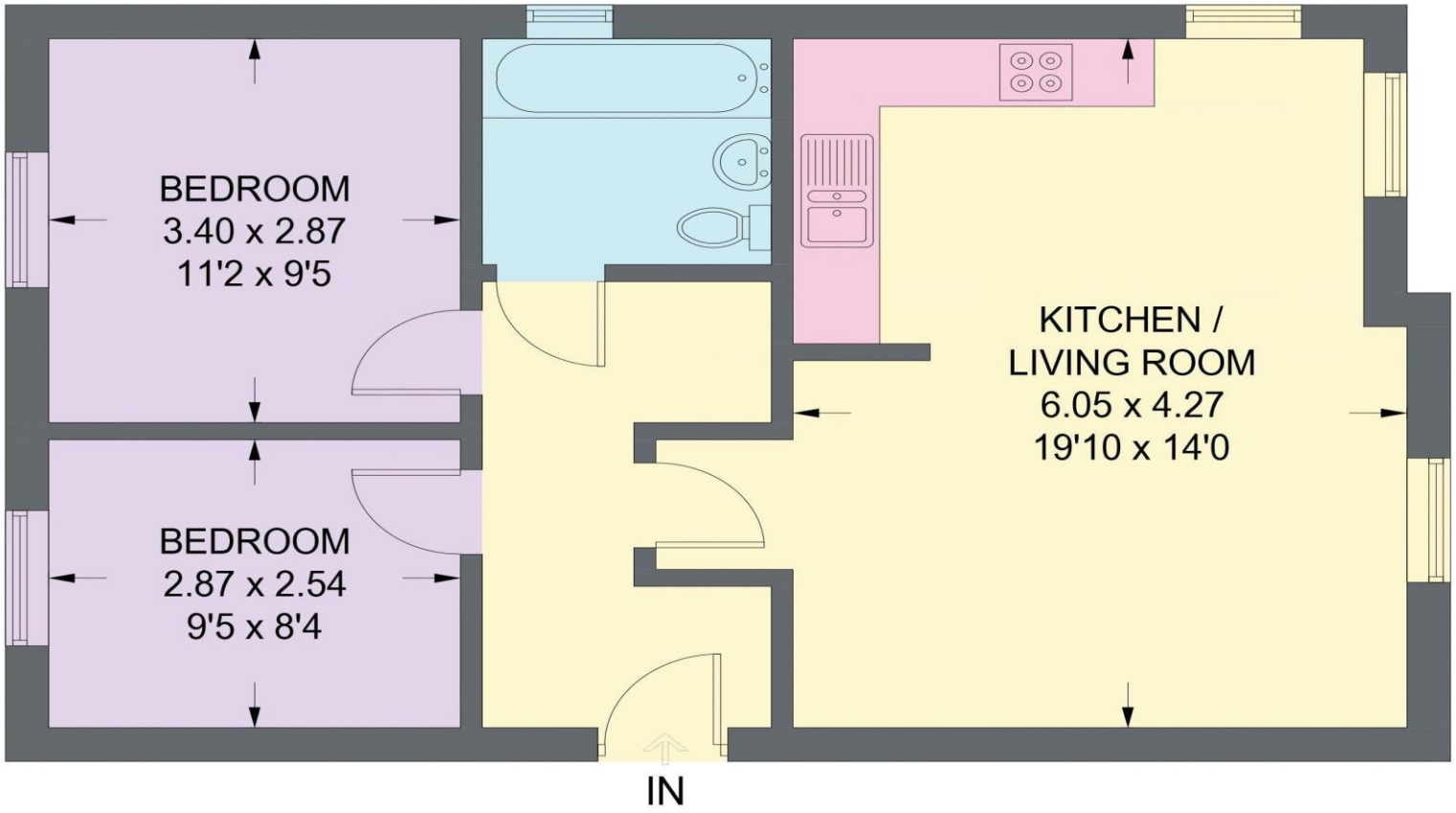




- Ground Floor Apartment in S2
- 2 Double Bedrooms & Bathroom
- Light & Airy Accommodation
- Open Plan Living / Dining / Kitchen
- Ideal for First Time Buyers
- Convenient Location Close to City
- Allocated Resident Parking
- Communal Gardens
- Lease TBC
- Council Tax Band A, EPC Rating C

85 PARK GRANGE RISE

APPROXIMATE GROSS INTERNAL AREA = 56.7 SQ M / 610 SQ FT
(EXCLUDING PARKING SPOT)



GROUND FLOOR

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1315902)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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