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CLIFFORD
ROAD
PRIVATE

Ground Floor Apt 30 Clifford Road, Brincliffe, Sheffield, S11 9AQ



Ground Floor Apt 30 Clifford Road Brincliffe

Guide Price

£145,000

Set within an exclusive development of just 9 apartments on a sought-after road in the quiet, leafy suburb of Brincliffe, this charming one-bedroom ground floor apartment is an excellent opportunity for first-time buyers, investors, or professionals seeking a convenient city base.

The property benefits from uPVC double glazing and gas-fired central heating throughout. With its prime location close to the vibrant bars, restaurants, and shops of fashionable Ecclesall Road, this home perfectly balances peaceful surroundings with easy access to city life.

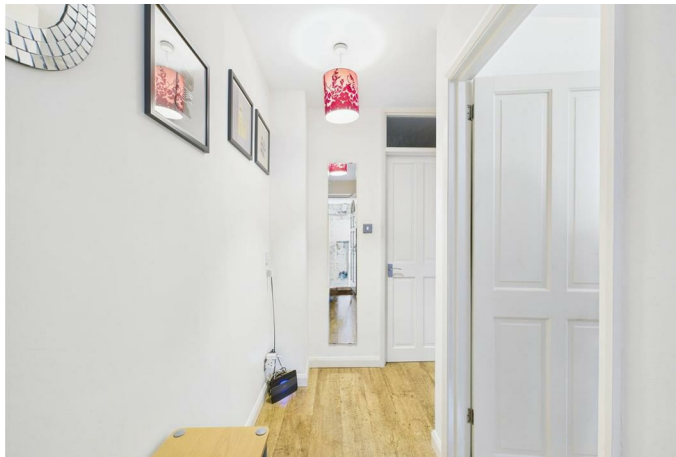
The accommodation comprises a private ground floor entrance leading to a welcoming hallway, a spacious living/dining room filled with natural light, and a separate fitted kitchen. There is a generous double bedroom and a white bathroom suite. A particularly useful feature is the laundry room, which has electrics and plumbing, currently housing the washing machine, this can also be used as a bike shed or storage cupboard.

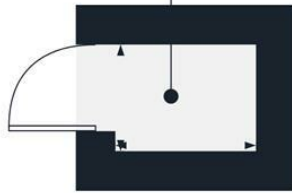
Outside, residents enjoy well-maintained communal grounds and off-road parking available on a first-come, first-served basis. Offered to the market with NO CHAIN, this apartment represents a fantastic find in one of Sheffield's most desirable suburbs.



- Delightful one bedroom ground floor apartment
- Excellent location in the heart of Brincliffe and next to popular Nether Edge and Ecclesall
- Leafy green development with resident parking
- No onward chain
- Bright and spacious open plan living and dining room with outlooks over greenery to the front
- Fitted kitchen and white suite bathroom
- Double bedroom
- Convenient laundry/store room outhouse
- Ground Rent £30 and £750 service charge per annum
- Leasehold 155 years left on the lease





Laundry Room4'2" x 3'3"
1.28 x 1.00 m**Hallway**11'2" x 3'7"
3.42 x 1.10 m**Bathroom**6'3" x 5'7"
1.93 x 1.71 m**Kitchen**7'6" x 5'7"
2.31 x 1.72 m**Bedroom**9'11" x 12'1"
3.04 x 3.70 m**Living Room**17'8" x 10'0"
5.39 x 3.07 m**Approximate total area⁽¹⁾**437 ft²
40.5 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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