



9 Tower Rise,
£280,000

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A substantial three-storey townhouse with balcony and gardens, set on a highly regarded development with excellent access to Sheffield city centre.

We are delighted to offer for sale this stylish and well-presented modern townhouse, occupying an enviable position with an open aspect to the rear and far-reaching city views. Located in a popular residential development, the property enjoys convenient access to Sheffield city centre, along with a nearby tram stop and excellent commuter links.

The accommodation is both flexible and generously proportioned, arranged over three floors and ideally suited to modern living. Features include gas central heating, PVCu double glazing, ample power points and media outlets throughout, an intruder alarm, and the added benefit of flooring and blinds already in place — making the home truly ready to move into.

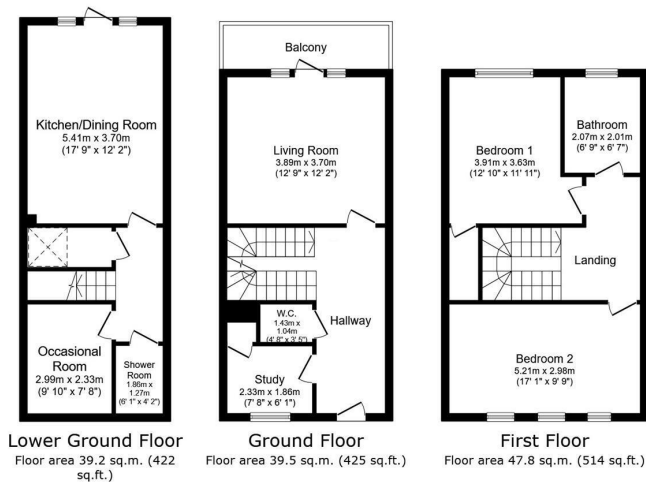
To the ground floor, there is a welcoming entrance hall, a well-proportioned lounge featuring full-height glazed doors with glazed side panels opening onto the rear balcony, a versatile study, and a useful WC.

The lower ground floor provides a contemporary dining kitchen fitted with integrated appliances and further enhanced by full-height glazing. A second reception room offers excellent flexibility for use as a family room, home office or guest space, complemented by a modern shower room and accessed via an inner hallway.

To the first floor, the property offers two spacious double bedrooms, with bedroom one benefiting from a walk-in wardrobe. A stylish family bathroom serves this level, and there is also access to a part-boarded loft with ladder.

Externally, the property enjoys off-road parking to the front. To the rear, the balcony leads down to attractive, upgraded low-maintenance gardens, complete with external power and water supply. Additional garden access is available via a walkway between this property and the adjoining home.



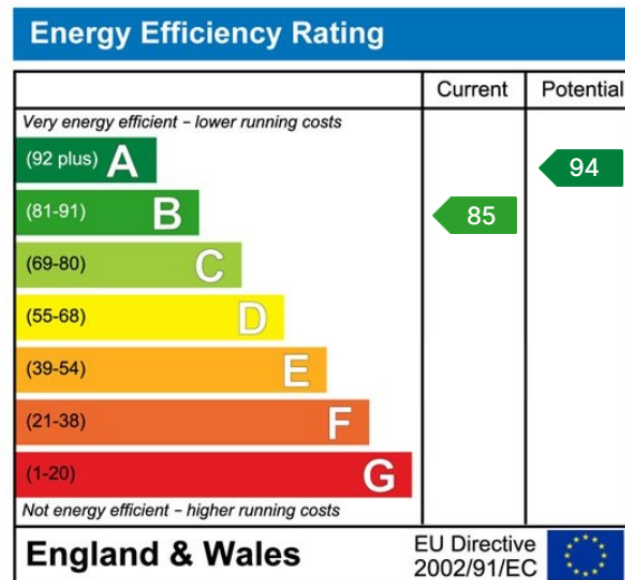


Total floor area: 126.5 sq.m. (1,361 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk



- Modern three-storey townhouse on a popular residential development
- Close to a nearby tram stop and local transport links
- Modern dining kitchen with integrated appliances
- Contemporary bathroom, separate shower room and WC
- Low-maintenance rear gardens with external power and tap
- Convenient location with easy access to Sheffield city centre
- Flexible layout with multiple reception rooms
- Two well-proportioned double bedrooms
- Balcony to the rear with open city views
- Off-road parking and long lease tenure



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