



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Sussex Road, Chapeltown, Sheffield, S35 2XL

Guide Price £140,000

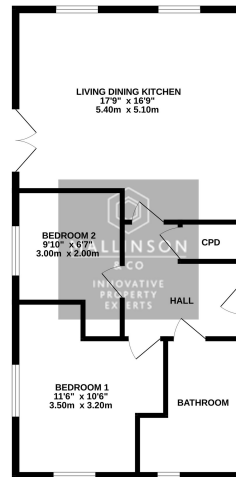
🛏 2 🚿 1 🚗 1



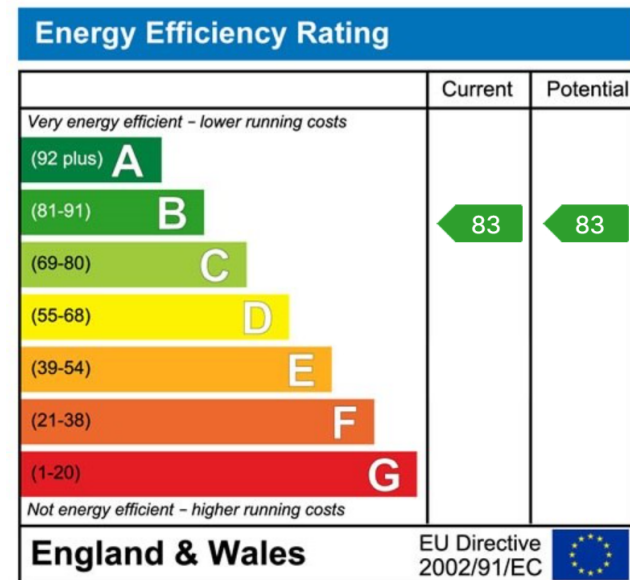
- EXECUTIVE APARTMENT
- 2 GENEROUS BEDROOMS
- OPEN-PLAN LOUNGE, DINER AND KITCHEN
- FRENCH DOORS WITH JULIET BALCONY
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- DIGITAL VIDEO INTERCOM
- COMMUNAL GROUNDS
- ALLOCATED PARKING
- VACANT POSSESSION & NO UPPER VENDOR CHAIN
- EXCELLENT ACCESS TO RAILWAY STATION, M1 AND LOCAL AMENITIES



ATTENTION FIRST-TIME BUYERS ... LOOK NO FURTHER THAN THIS WELL-PROPORTIONED TWO-BEDROOM EXECUTIVE APARTMENT WITH A GUIDE PRICE OF £140,000 TO £150,000. THE PROPERTY FEATURES AN IMPRESSIVE OPEN-PLAN LOUNGE, DINING AREA AND KITCHEN, WITH FRENCH DOORS OPENING TO A JULIET BALCONY, A MODERN BATHROOM AND IS SET WITHIN WELL MAINTAINED COMMUNAL GROUNDS WITH ALLOCATED PARKING. IDEALLY PLACED FOR THOSE SEEKING A CONVENIENT BASE FOR COMMUTING, WITH THE LOCAL RAILWAY STATION, M1 AND EVERYDAY AMENITIES ALL CLOSE AT HAND. OFFERED TO THE MARKET WITH IMMEDIATE VACANT POSSESSION AND NO UPPER VENDOR CHAIN. THIS COULD MAKE AN EXCELLENT STARTER PROPERTY OR INVESTMENT OPPORTUNITY.



TOTAL FLOOR AREA: 116sq ft (10.7 sq m) approx.
Measurements are given to the best of our knowledge and are not intended to be used for any legal purpose. The plan is for illustrative purposes only and does not constitute an offer of any property. The actual layout and dimensions may vary from the plan. The plan is for illustrative purposes only and does not constitute an offer of any property. The actual layout and dimensions may vary from the plan. The plan is for illustrative purposes only and does not constitute an offer of any property. The actual layout and dimensions may vary from the plan.



INNOVATIVE
PROPERTY
EXPERTS

Mallinson & Co

Office: 01226 414 150

Email: ben@mallinsonandco.co.uk

Web: www.mallinsonandco.co.uk

Suite 6, Penistone 1, St. Mary's Street, Penistone, S36 6DT