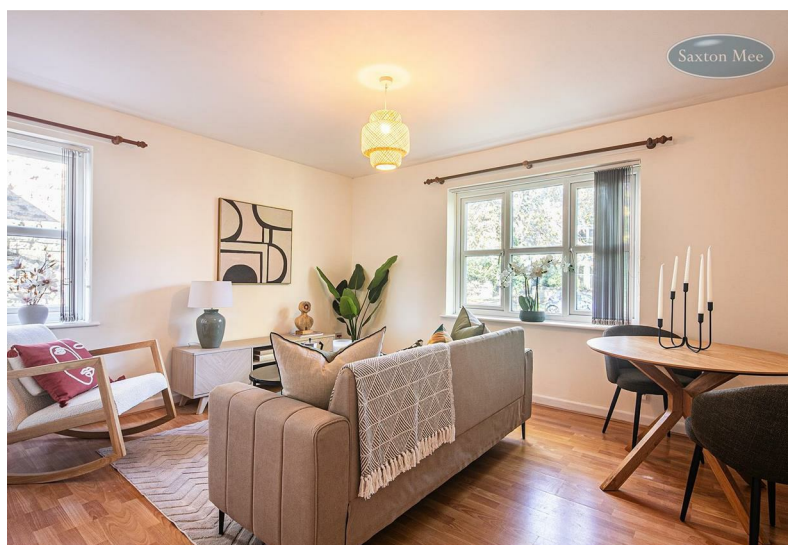




Thornsett Road Nether Edge Sheffield S7 1NB
Guide Price £150,000

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Sheffield S7 1NB

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GUIDE PRICE £150,000-£160,000 Situated within the highly sought-after conservation area of Nether Edge is this beautifully presented one double bedroom ground floor apartment. The property benefits from gas central heating, attractive and well-maintained communal grounds, and stylish contemporary accommodation throughout.

Featuring a modern fitted kitchen and shower room, this appealing apartment would make an ideal purchase for a first-time buyer, professional, or those looking to downsize.

The accommodation is accessed via a private entrance door which opens into a welcoming entrance hall.

The spacious lounge/diner is a particularly attractive feature of the property, benefiting from dual-aspect windows which provide plenty of natural light, complemented by attractive flooring.

The contemporary kitchen is fitted with a range of units, finished with contrasting work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven with four-ring hob and extractor hood above, together with a fridge/freezer. There is also housing and plumbing for a washing machine.

The double bedroom features attractive flooring, while the stylish, fully tiled shower room comprises a shower enclosure, WC and wash hand basin with useful vanity storage beneath.

Externally, the property enjoys the use of well-kept communal grounds, further enhancing the appeal of this superbly positioned apartment in one of Sheffield's most desirable residential areas.

- ONE DOUBLE BEDROOM
- GROUND FLOOR APARTMENT
- SOUGHT-AFTER NETHER EDGE LOCATION
- CONSERVATION AREA SETTING
- SPACIOUS LOUNGE/DINER
- CONTEMPORARY FITTED KITCHEN
- STYLISH TILED SHOWER ROOM
- WELL-KEPT COMMUNAL GROUNDS
- IDEAL FIRST-TIME BUY OR DOWNSIZE





OUTSIDE

Externally, the property benefits from communal gardens. The rear garden is maintained regularly by the service charge contributions, providing an excellent outdoor space .

LOCATION

Thornsett Road is a quiet tree-lined street in between Sharrow Lane and Montgomery Road. A popular location which falls within the Nether Edge Conservation Area and Kenwood Character Area which was designated in 2002 to help secure the preservation and enhancement of its character and considerable architectural/historical interest. Located approximately one mile away from the city centre of Sheffield it is conveniently located for the two Universities and main city hospitals including the two private hospitals (Claremont and Thornbury). It is within easy walking distance of Ecclesall Road with its vast array of cafés, restaurants, bars and shops with Sharrow Vale also providing some superb independent outlets and which hosts a regular Sunday farmers market. There are good transport links with numerous bus links nearby and within a short drive West from here, you will find yourself in the beautiful open spaces of the Peak National Park.

MATERIAL INFORMATION

Tenure: Leasehold with 158 years remaining on the Lease
Council Tax Band: A

VALUER

Chris Spooner 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.



Ground Floor

Approx. 40.3 sq. metres (434.0 sq. feet)



Total area: approx. 40.3 sq. metres (434.0 sq. feet)

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

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