



Roxton Avenue, Sheffield S8 7TZ

Guide Price £170,000

**** GUIDE PRICE £170,000 - £180,000 ****

Virtual Walk Through

We are pleased to offer to the market for SALE with NO ONWARD CHAIN this spacious, two bedroom, top floor apartment situated in this quiet development in the popular area of Meadowhead and just a stones throw from Graves Park, excellent transport links to the City Centre and shops. Tastefully decorated through with gas central heating and UPVC double glazing, the apartment would be ideal for first time buyers or investors. In brief the property comprises: entrance hallway, lounge, kitchen/diner, two double bedrooms and shower room. Outside there is a garage and communal gardens.

An internal viewing is recommended to appreciate the size of accommodation on offer.

Tenure: Leasehold



Entrance

Accessed via a front-facing UPVC entrance door into a welcoming hallway with cushioned flooring. The property benefits from three useful storage cupboards and a central heating radiator.

Kitchen

11'8" x 9'8" (3.56m x 2.96m)

Fitted with a range of wood-effect wall and base units complemented by contrasting roll-edged worktops. Incorporating a composite sink with swan neck mixer tap, four-ring gas hob with extractor above, electric oven and separate microwave oven. Integrated fridge, freezer, and dishwasher, with space for a washing machine. Finished with cushioned flooring, tiled splashbacks, a central heating radiator, and a front-facing UPVC double-glazed window.

Lounge/Diner

13'1" x 13'11" (3.99m x 4.25m)

Spacious reception room with front-facing UPVC double-glazed bay window, carpeted flooring, central heating radiator, and feature electric fireplace with marble back, hearth, and surround.

Bedroom One

10'4" x 11'9" (3.17m x 3.59m)

Double bedroom with rear-facing UPVC double-glazed window, carpeted flooring, and central heating radiator.

Bedroom Two

8'9" x 11'9" (2.69m x 3.59m)

Rear-facing uPVC double-glazed window, carpeted flooring, central heating radiator, and built-in storage cupboard.

Bathroom

7'2" x 5'5" (2.19m x 1.66m)

A modern suite comprising bath with thermostatic shower over, vanity unit with inset sink, and low flush WC. Fully tiled walls, cushioned flooring, rear-facing uPVC window, and a chrome heated towel rail.

Garage

Single garage with electric up-and-over door, providing secure parking or additional storage space.

Outside

There are pleasant communal gardens.



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In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



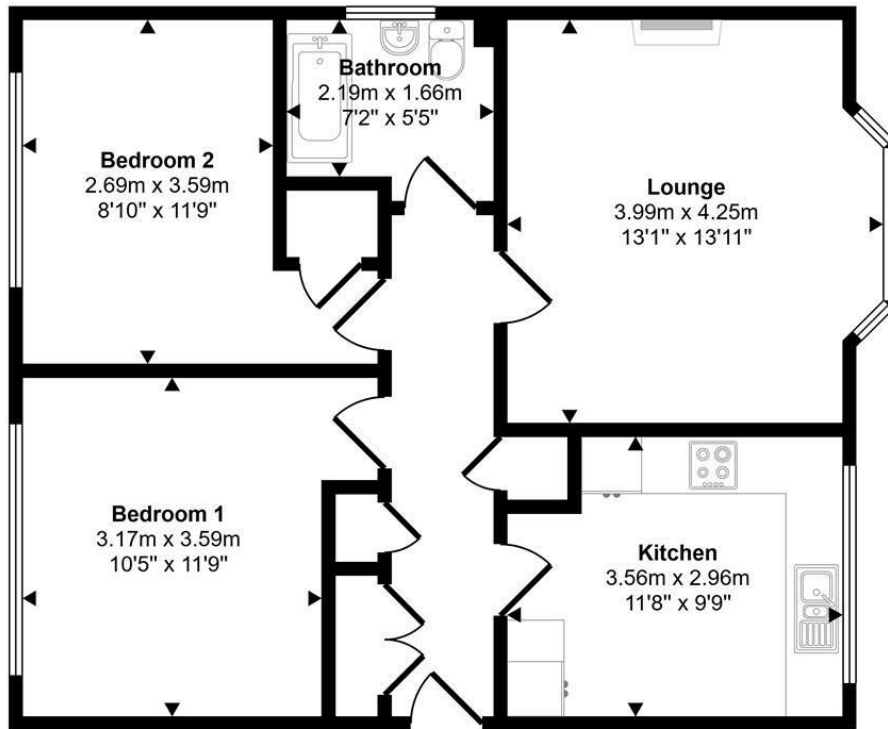
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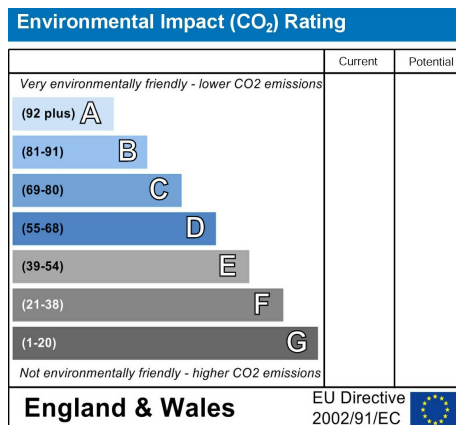
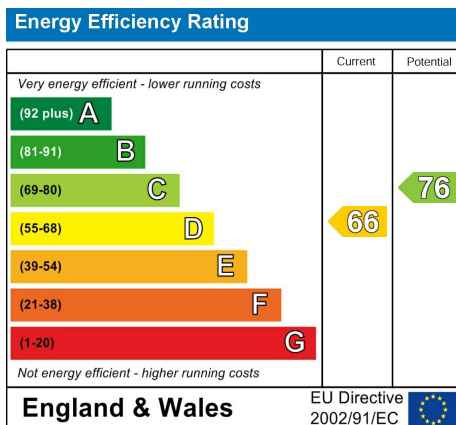
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Approx Gross Internal Area
65 sq m / 698 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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