



9 Avenue Court Graham Road, Sheffield, S10 3DR

Saxton Mee

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Offers Around

£170,000

An exceptional one bedroom first floor apartment, beautifully and thoughtfully upgraded, set within this sought after development and boasting two private balconies.

Ideally located for access to nearby parks, universities, hospitals, and a wide range of local amenities.

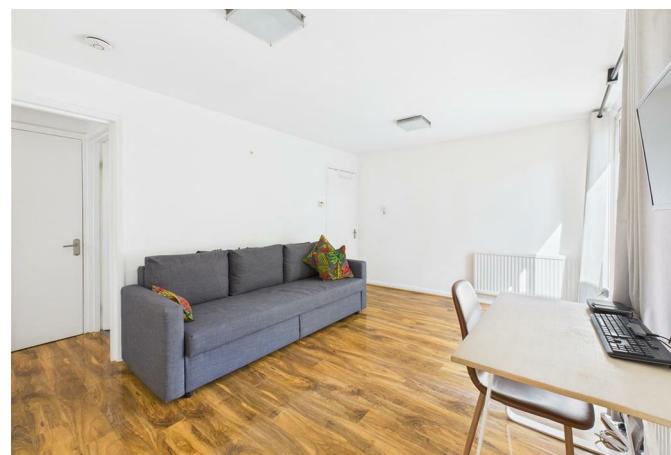
The accommodation includes: staircase to the first floor, entrance hall, spacious open plan living area with patio doors opening onto a private balcony, and a stylish modern kitchen featuring a comprehensive range of units and appliances.

Generous double bedroom with direct access to a large private terrace. Contemporary bathroom fitted with a white three piece suite and shower over the bath.

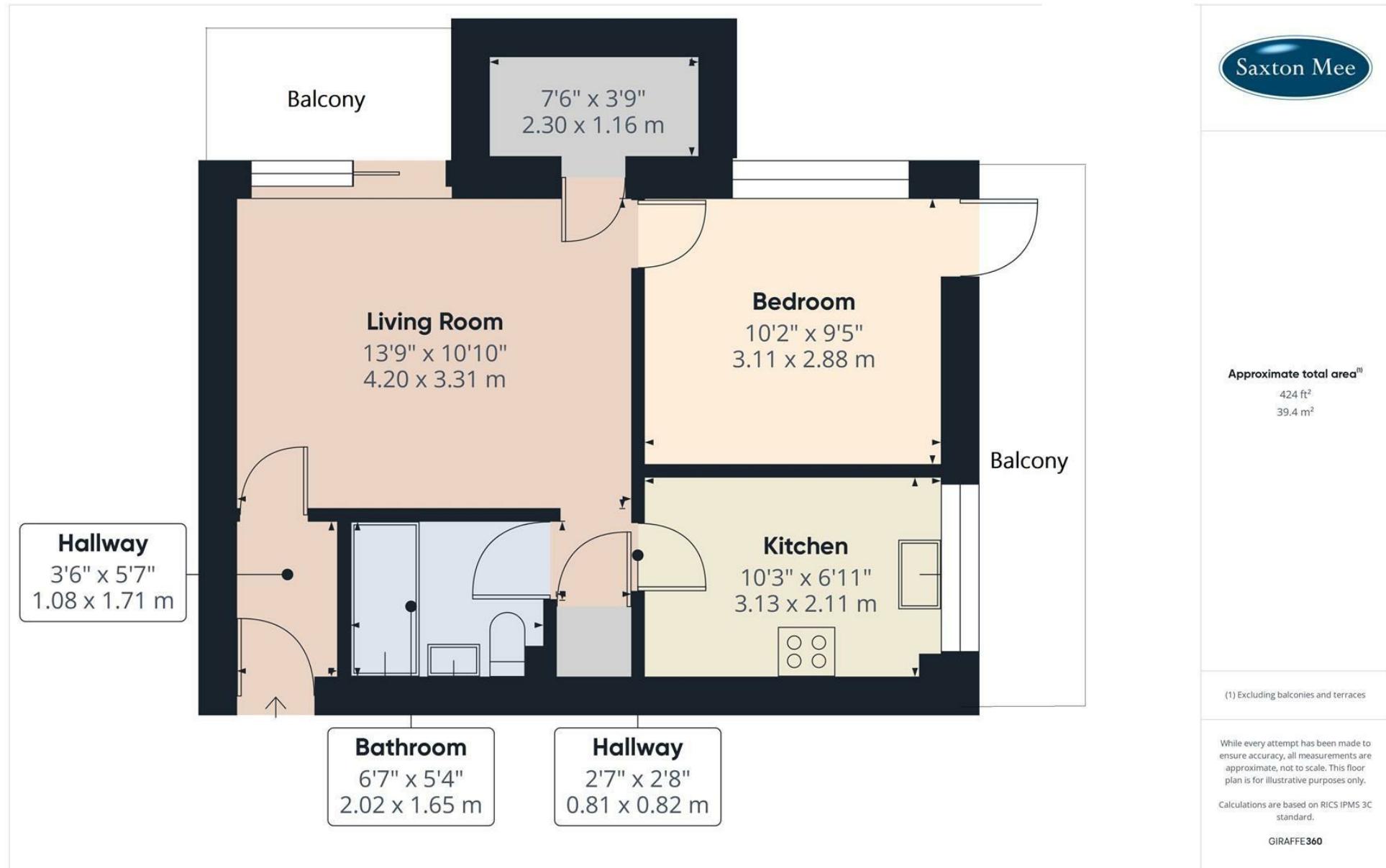
Externally, the property enjoys two private balconies perfect for outdoor relaxation, communal parking, and well maintained shared gardens.

Council Tax Band A

- Exceptional one-bedroom first floor apartment, beautifully and thoughtfully upgraded
- Situated within a sought-after development
- Ideally located for parks, universities, hospitals, and local amenities
- Spacious open-plan living area with patio doors to a private balcony
- Stylish modern kitchen with a comprehensive range of units and appliances
- Generous double bedroom with direct access to a large private terrace
- Contemporary bathroom with white three-piece suite and shower over bath
- Two private balconies, communal parking, and well-maintained shared gardens
- Council Tax Band A







While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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