



9 Graham Court Graham Road, Ranmoor, Sheffield, S10 3DX

Saxton Mee



# 9 Graham Court Graham Road Ranmoor

Guide Price

## £190,000

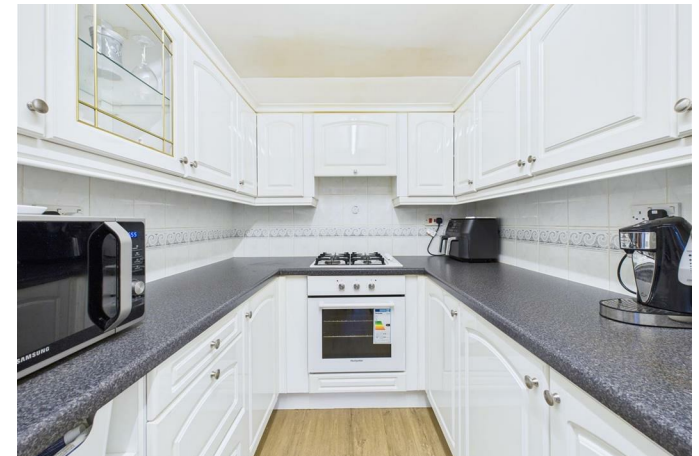
GUIDE PRICE £190,000 – £210,000

Magnificent 2-Bedroom Ground Floor Apartment in Ranmoor/Nethergreen Nestled within a sought-after leafy development on Graham Road, this stunning ground floor apartment offers modern living in one of Sheffield's most desirable areas. Perfectly positioned between Ranmoor and Nethergreen—renowned for their independent cafés, restaurants, and welcoming community.

This home also provides easy access to some of the city's most beautiful green spaces. Bingham Park, Endcliffe Park and Forge Dam are all just a short stroll away, offering endless opportunities for walks, cycling, and enjoying nature. Excellent transport links are on your doorstep, with regular bus routes along Oakbrook Road and Fulwood Road connecting you quickly to the city centre, while nearby shops and amenities make day-to-day living convenient.

The apartment itself impresses with its bright, open-plan living space, bathed in natural light. The master bedroom is large and bright while the second bedroom offers flexibility as a guest room, study, or nursery. At the rear, a south-facing balcony overlooks the treetops of Bingham Park—an idyllic spot for your morning coffee or evening glass of wine as you watch the seasons change.

Additional benefits include a separate garage, ample resident parking, and a peaceful community setting. There is also a very handy communal laundry room close to the apartment. The grounds enjoy hidden pockets of greenery including a duck pond and secret garden for the enjoyment of residents only. This exceptional home is a true gem that combines modern comfort, stunning surroundings, and unbeatable convenience. Early viewing is highly recommended—you won't be disappointed.



- Fabulous Location in the sought after area of Ranmoor Close to amenities
- Beautifully presented spacious two bedroom ground floor apartment
- Large south facing balcony to the rear
- Separate garage included
- Ample resident parking
- Close to Fulwood Road amenities and Ranmoor and Nethergreen
- Easy access to bus links
- An abundance of green spaces on your doorstep with the likes of Bingham Park and Endcliffe Park
- Stunning open plan living dining area
- Viewing highly recommended







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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