



£120,000 OIRO

Flat , The Gardens, Kenwood Bank, Sheffield

Apartment | 1 Bedroom | 1 Bathroom

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- Ground Floor Apartment
- Landscaped Rear Garden
- One Double Bedroom
- Spacious Lounge
- Ample Off Road Parking
- Fitted Kitchen
- In Need of a little TLC whilst offering Huge Potential
- First Time Buyer

Property Description

WHETHER INVESTMENT OR FOR YOUR PERSONAL ABODE...IT'S HIGHLY DESIRABLE WITH A S7 POSTCODE...!

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Main Particulars

WHETHER INVESTMENT OR FOR YOUR PERSONAL ABODE...IT'S HIGHLY DESIRABLE WITH A S7 POSTCODE...!

Uflit would like to welcome to the market this one bedroom ground floor apartment in need of a little tlc whilst offering huge potential. The Apartment nestles away on a quiet development in the heart of a highly desirable area boasting a spacious lounge overlooking the garden, kitchen, separate dining area, a double bedroom and a family shower room. To the outside manicured communal gardens with ample offroad parking and to the rear private gardens with patio areas. Located in the highly desirable area of Sheffield S7, close to local amenities, excellent transport links and the city centre. The property comes to market as a vacant possession and may be of interest to cash buyers due to the short lease. Don't Delay CALL UFLIT TODAY 01709 912730

Council Tax Band: B

Tenure: Leasehold (52 years)

Entrance Diner w: 4m x l: 2.5m (w: 13' 1" x l: 8' 2")

Entering through a glazed upvc door to a cosy cloakroom area with tiled flooring, radiator and a front facing upvc window. A large glazed window creates light to the hallway, double door storage cupboard and a door to the inner hallway

Hallway

An offset hallway with laminate flooring which seamlessly flows through to the bedroom, storage cupboard and doors giving access to the bedroom, lounge, kitchen and shower room .

Lounge w: 3.1m x l: 4m (w: 10' 2" x l: 13' 1")

A spacious living area with a focal feature wall mounted fire, carpeted flooring, a radiator adds warmth and a full length upvc window with a glazed upvc door create an abundance of light whilst overlooking the garden and two bespoke viewing windows creates further light to the hallway and kitchen.

Kitchen w: 2.1m x l: 3.3m (w: 6' 11" x l: 10' 10")

Featuring a range of wall and base units with complimentary work surface areas and tiled back panels. Appliances to include a built in double oven, gas hob, extractor fan with plumbing for further utilities. Tiled flooring, front facing upvc window and a radiator.

Bedroom 1 w: 3.1m x l: 2.9m (w: 10' 2" x l: 9' 6")

A double bedroom with a large range of fitted furniture, rear facing upvc window, carpeted flooring and radiator.

Shower Room w: 2.1m x l: 2.2m (w: 6' 11" x l: 7' 3")

Comprising of a fitted shower cubicle with decorative back panels, vanity wash hand basin and a further vanity wc. Partially tiled walls with complimentary tiled flooring and decorative panelled ceiling and two side facing upvc windows.

Outside

To the front of the property a stone wall protects manicured communal wrap around gardens and ample offroad parking. To the rear a private garden with a paved patio leading to a further decked patio, this in turn leads to beautiful lawned gardens surrounded by mature shrubbery. DON'T DELAY CALL UFLIT TODAY.



Ground Floor

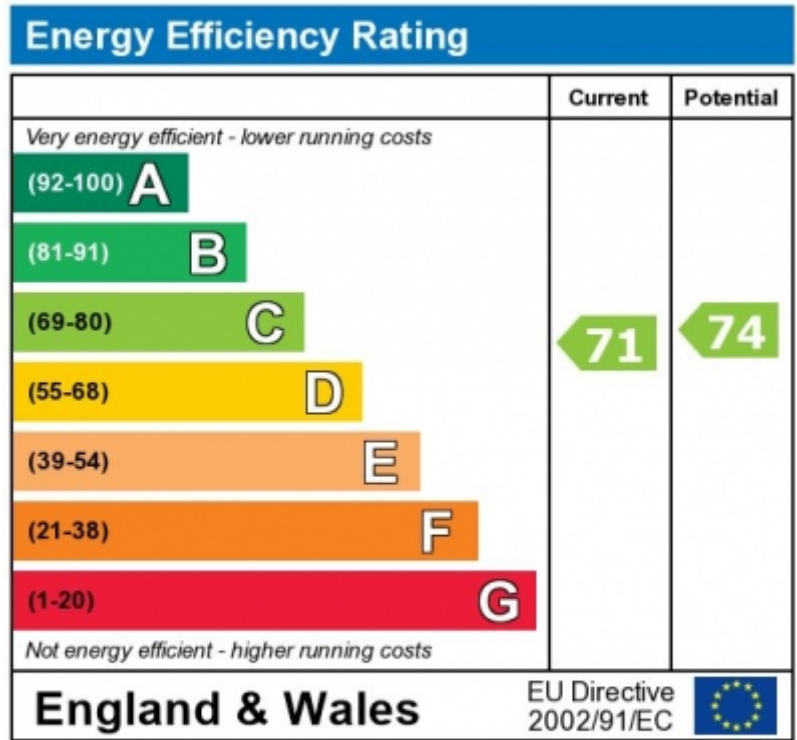
Approx. 46.7 sq. metres (502.5 sq. feet)



Total area: approx. 46.7 sq. metres (502.5 sq. feet)

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



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