223 Westminster Avenue, Lodge Moor, Sheffield, South Yorkshire, S10 4ES
£140,000

ARCHERS ESTATES















223 Westminster Avenue, Lodge Moor, Sheffield, South Yorkshire, S10 4ES
£140,000
Council Tax Band: A

A bright and spacious two bedroom plus study first floor flat which is located on this popular estate next to open countryside. Ideal for first time buyers or landlords, the property requires a scheme of modernisation yet offers space in abundance and affordable service charges! Located close to shops, cafes and amenities the property is well served by regular bus routes giving easy access to the universities, hospitals and the city centre. With double glazing and gas central heating throughout, the property in brief comprises; communal entrance lobby with staircase rising to the first floor, entrance hallway, living room, kitchen, two spacious bedrooms, an office/utility room and a bathroom. A viewing is highly recommended to appreciate the accommodation on offer - contact Archers Estates to book your visit today! Service charges are £192pa, ground rent is £10pa. 82 years remain on the lease. Council tax band A. Available for sale with NO CHAIN INVOLVED!

Communal Entrance Lobby
Access to the building is gained through a communal door which has an intercom system. A staircase rises to the first floor where the flat is located.

Entrance Hallway
A long and inviting hallway which has a radiator, storage cupboard and doors to all rooms.

Living Room
A bright and spacious living room which has a front facing upvc double glazed window with far reaching views, a rear facing upvc double glazed window, two radiators and ample space for furnishings.

Kitchen
Having fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer, there is also space for appliances including a cooker and fridge freezer. With a rear facing upvc double glazed window, radiator, vinyl flooring and housing for the combi boiler.

Master Bedroom
A spacious double sized room which has a front facing upvc double glazed window and a radiator.

Bedroom Two
Another spacious bedroom which has a rear facing upvc double glazed window and a radiator.

Office/Utility Room
A useful additional room which is currently used as a utility room but could also be an office if desired. Having a front facing upvc double glazed window.

Bathroom
Having a suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. There is a radiator and a rear facing upvc double glazed window.

Outside
The development is set within communal grounds having patios and lawns with shrubs surrounding.











Floor Plan

Approx. 70.8 sq. metres (762.2 sq. feet)



Total area: approx. 70.8 sq. metres (762.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

ARCHERS ESTATES

41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG
01142 683833
info@archersestates.co.uk
www.archersestates.co.uk

