

63 Westminster Avenue, Lodge Moor, Sheffield, S10 4ER
£159,950

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Council Tax Band: A

A bright, spacious and well presented two bedroom plus study room second floor flat which is located opposite to open countryside! Perfect for first time buyers or landlords, the property has been well maintained throughout and is located on this popular estate in Lodge Moor. Enjoying regular bus routes on the doorstep giving easy access to the Universities, Hospitals and the Peak District, the property is also close to a wealth of shops and amenities. With double glazing and gas central heating throughout, the property in brief comprises; Secure communal entrance lobby with staircase rising to the second floor, entrance hallway with storage, spacious living room, kitchen, two double bedrooms, an additional study/occasional room and a shower room. Outside there are well manicured communal lawns and patio areas. Available to the market with NO CHAIN INVOLVED a viewing is highly recommended! Council tax band A, Leasehold tenure - Service charge is £115 per annum (variable) which includes the buildings insurance, and the annual ground rent is £10 per annum.

Secure Communal Entrance Lobby

A secure entrance door with intercom system gives access to the lobby area, which has a staircase rising to the second floor.

Entrance Hallway

Entered through a wooden entrance door, the hallway has a radiator and useful cloaks cupboard.

Living Room

A bright and spacious L-shaped room which has a lounge and dining area. Enjoying a dual aspect outlook, the room has front and rear facing upvc double glazed windows, two radiators, space for living furniture and space for a dining table and chairs. A door leads to the kitchen.

Kitchen

Having fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and ceramic hob with extractor above. With an integrated electric oven and space for a fridge freezer and washing machine. Having tiling to the walls, vinyl tiled flooring and a upvc double glazed window.

Master Bedroom

The master bedroom is a spacious double sized room which has a front facing upvc double glazed window overlooking countryside, a radiator and built in wardrobes.

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window and a radiator.

Study/Occasional Room

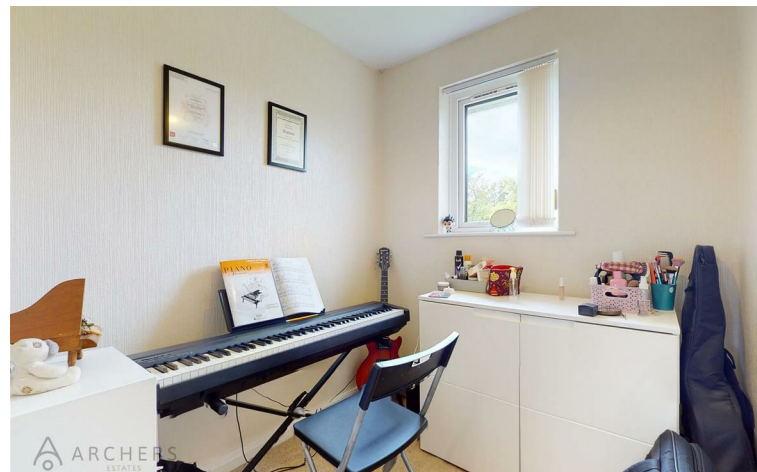
A useful and versatile room which could be an office or even baby room if required.

Shower Room

Having a modern suite comprising of a shower enclosure, vanity wash basin and a low flush wc. With a radiator, tiled flooring, cupboard housing the combi boiler and a upvc double glazed window.

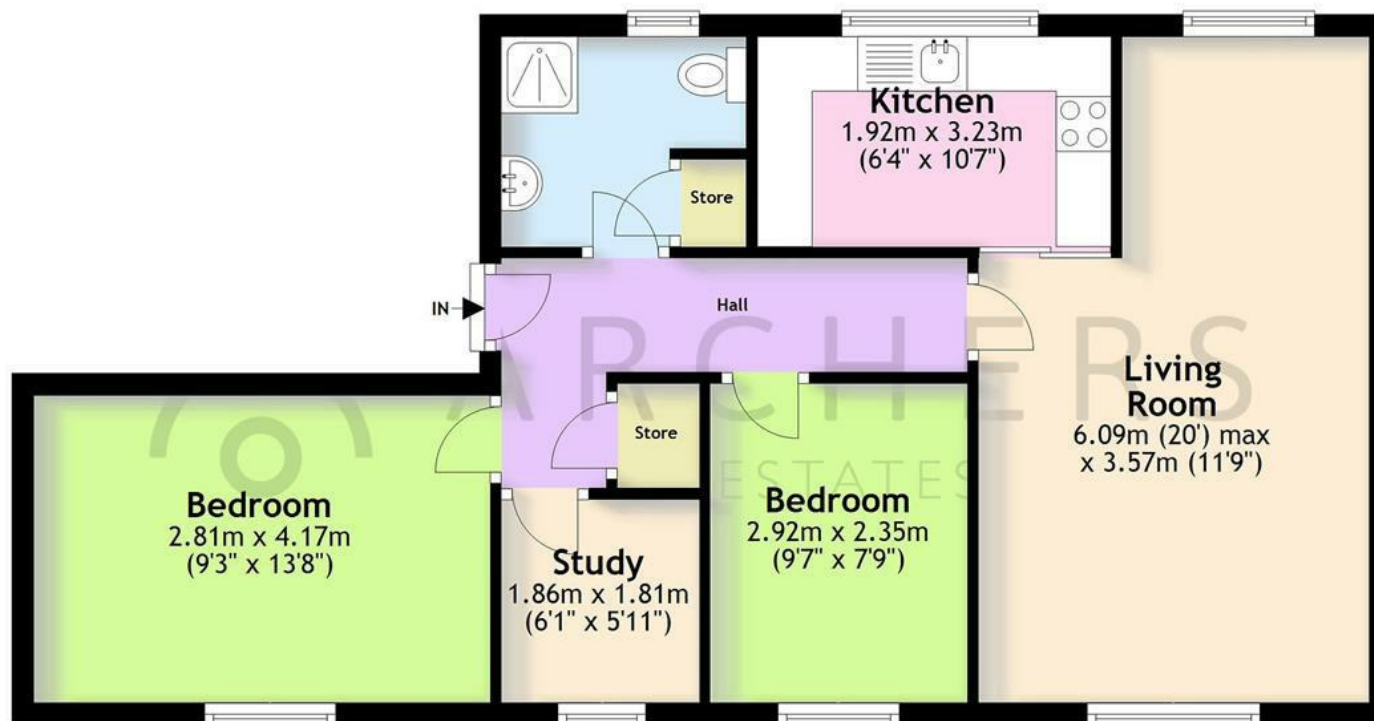
Outside

The development is set within well maintained grounds which include lawns, patio areas and flower beds.



Floor Plan

Approx. 60.3 sq. metres (649.0 sq. feet)



Total area: approx. 60.3 sq. metres (649.0 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	