

73 Westminster Avenue, Lodge Moor, Sheffield, S10 4ER
£130,000

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Council Tax Band: A

A modern and tastefully designed one double bedroom plus study first floor flat, which is located within this popular development in Lodge Moor. Ideal for first time buyers or landlords, the property has recently been upgraded including a new kitchen and decor and is located close to shops, cafes and amenities, is well served by regular bus routes giving easy access to the universities/hospitals and is a short distance away from open countryside. With double glazing and gas central heating throughout, the property in brief comprises; secure communal lobby area with staircase rising to the first floor, entrance hallway with storage, a bright and spacious lounge, kitchen with modern units, a double sized bedroom, additional versatile study room and a bathroom. Outside, the development is set within well maintained communal grounds. Available to the market with NO CHAIN INVOLVED, the property is worthy of an internal viewing. Council tax band A, 112 years left on the lease, service charge is £299.69 pa (includes ground rent and buildings insurance).

Communal Entrance Lobby

A secure communal entrance door gives access to the communal lobby area. There is a storage room and a staircase rises to the first floor accommodation.

Entrance Hallway

A wooden entrance door leads into the hallway, which has storage cupboard, radiator and doors to the majority of rooms in the flat.

Lounge

A bright and spacious lounge which has two upvc double glazed windows bringing much light into the room, a radiator and the rooms open to the kitchen.

Kitchen

A modern and tastefully presented kitchen which has fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and gas hob with extractor above. There is an integrated electric oven and space for a fridge freezer and washing machine. With housing for the combi boiler, a radiator and a upvc double glazed window.

Bedroom

A good sized bedroom which is a double sized room having a radiator and a upvc double glazed window.

Office/Study Room

A great additional room which could be used for a variety of purposes including an office or utility room if desired. Having a upvc double glazed window.

Bathroom

Having a modern styled suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With vinyl flooring, a radiator and a upvc double glazed window.

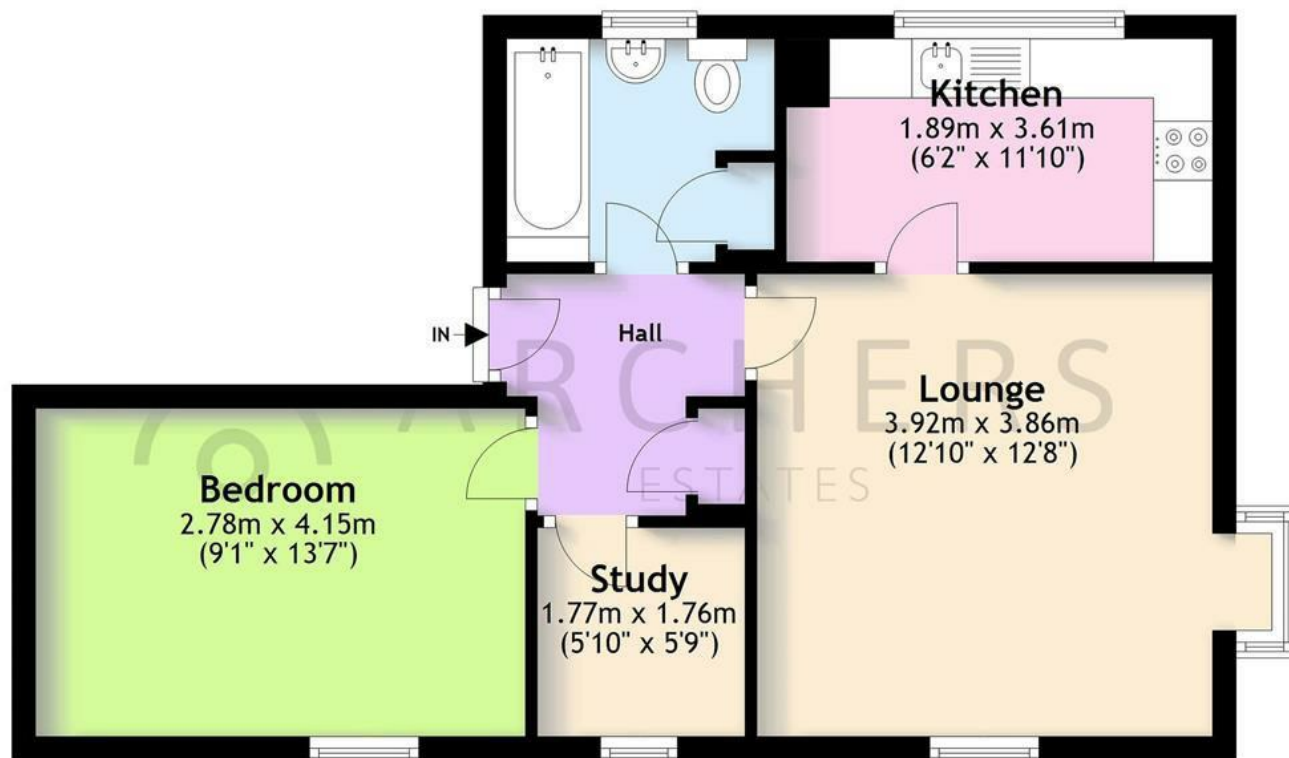
Outside

The property is set within communal grounds which includes a yard area, lawns and pathways.



First Floor

Approx. 46.6 sq. metres (501.8 sq. feet)



Total area: approx. 46.6 sq. metres (501.8 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	74	74
(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	