



63 Sefton Court Sefton Road, Sheffield, S10 3TP

Offers In The Region Of £295,000

- First Floor Apartment
- NO CHAIN
- Requires minor cosmetic upgrading
- uPVC Double Glazing
- Located to a range of amenities
- Two Double Bedrooms
- Located in one of Sheffield most desirable suburbs
- Gas Central Heating
- Garage
- Close to Open Countryside

63 Sefton Court Sefton Road, Sheffield S10

3TP

A lovely, generously proportioned two double bedroom first floor apartment forming part of a purpose built development of 12 apartments and standing in well maintained communal gardens. The property has fabulous far reaching views over the Mayfield Valley from the balcony, a larger than average garage, majority uPVC double glazing and gas central heating. Fulwood is one of Sheffield's most sought-after residential suburbs, well-placed for local shops and amenities, restaurants, pubs, local schools, recreational facilities and access to the city centre, hospitals, universities and the Peak District. The accommodation comprises: Communal entrance hallway accessed via an intercom system. Entrance hallway, living/dining room with access to the balcony, fitted kitchen, bedroom one with access to the balcony. bedroom two and bathroom. The properties stand in well maintained communal gardens to both the front and rear. Generous garage with electric up and over door, power and lighting.



Council Tax Band: C



ACCOMMODATION

GROUND FLOOR

COMMUNAL RECEPTION AREA

A front facing uPVC entrance door with a security telephone system allows access to four flats, two ground floor and two first floor. Stairs provide access to the first floor.

FIRST FLOOR

ENTRANCE HALL

The entrance hall provides access to all rooms within the apartment and has a timber entrance door with spy hole and letterbox, a security entrance telephone, central heating thermostat, coving to the ceiling and a range of fitted cupboards which provides useful storage space.

LIVING/DINING ROOM

20'1"(max) x 13'4"(max)

This L shaped room provides both lounge and dining space and enjoys ample natural daylight whilst enjoying enviable views across Mayfield Valley. The room itself has coving to the ceiling, a hatch through to the kitchen, a rear facing uPVC double glazed window and a rear facing uPVC double glazed entrance door leading out to the balcony.

KITCHEN

12'1" x 8'2"

Being fitted with a range of units above and below roll top work surfaces, incorporated within is a stainless steel sink, single drainer and tiled splash backs. There is space for a free standing cooker, space and plumbing for an automatic washing machine and space for a fridge freezer. There is also a sealed unit double glazed window, wall mounted gas central heating boiler and single glazed window to the front.

BEDROOM ONE

14'3" x 13'3"

A well proportioned double bedroom with fitted wardrobes providing ample storage space, coving to the ceiling and a rear facing sealed unit double glazed window with views across Mayfield Valley and a double glazed entrance door leading out to the balcony.

BEDROOM TWO

9'10", 216'6" x 8'0"

A second good size double bedroom with fitted wardrobes, coving to the ceiling and a front facing uPVC double glazed window.

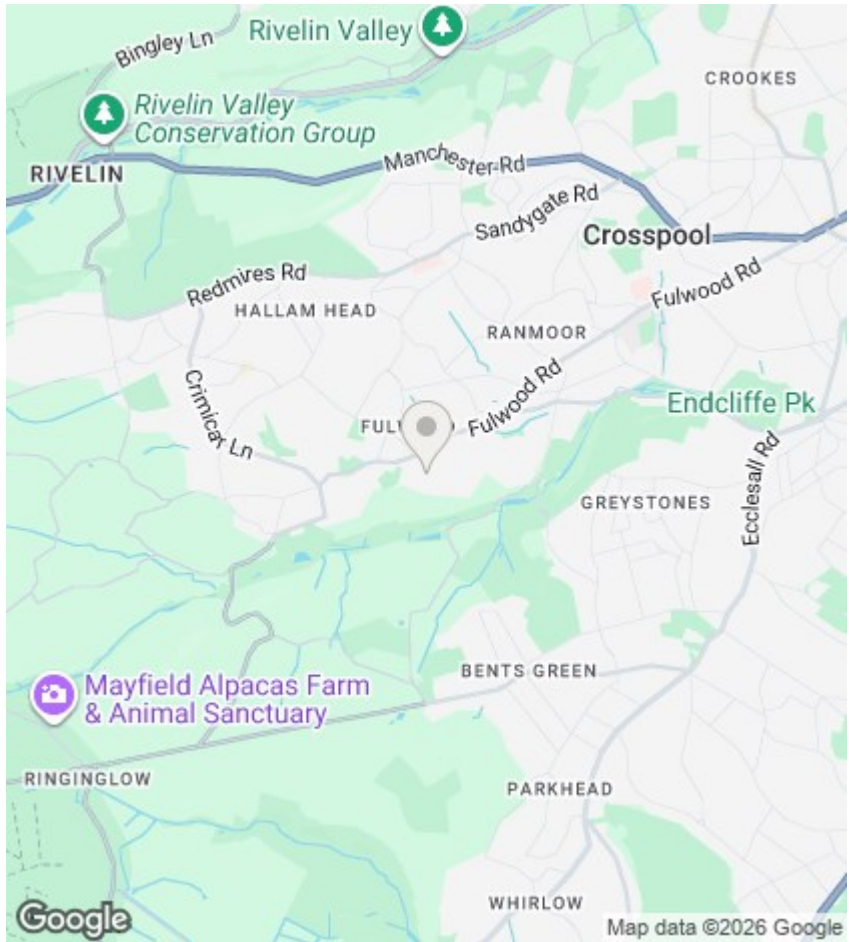
SHOWER ROOM

8'9" x 5'7"

Fitted with a three piece suite comprising of a large walk in shower cubicle with multi jet twin head shower, low flush WC and a vanity wash hand basin. There are ceramic tiled walls, heated towel rail and obscured front facing uPVC double glazed window.

OUTSIDE

The flats are set within beautiful well kept grounds mostly laid to lawn with well stocked flower beds and mature trees and shrubs. The spacious garage is located beneath the block at the rear and has an up and over door, light and power.



Directions

Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

