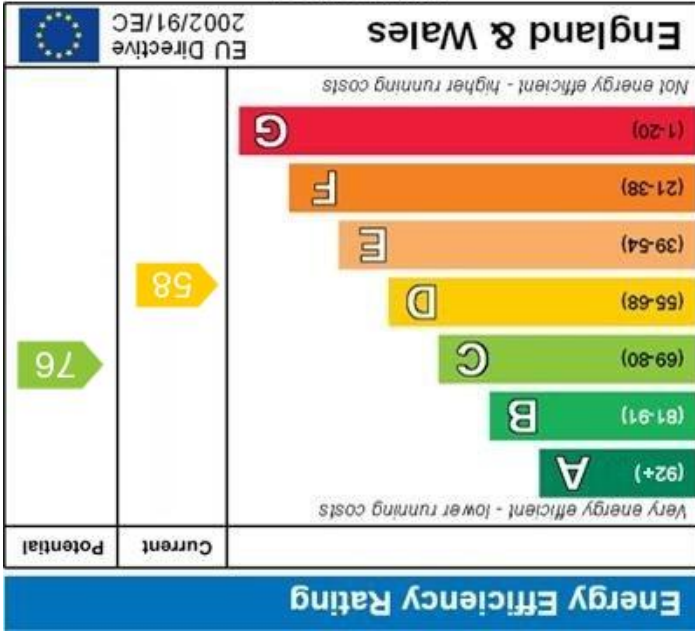


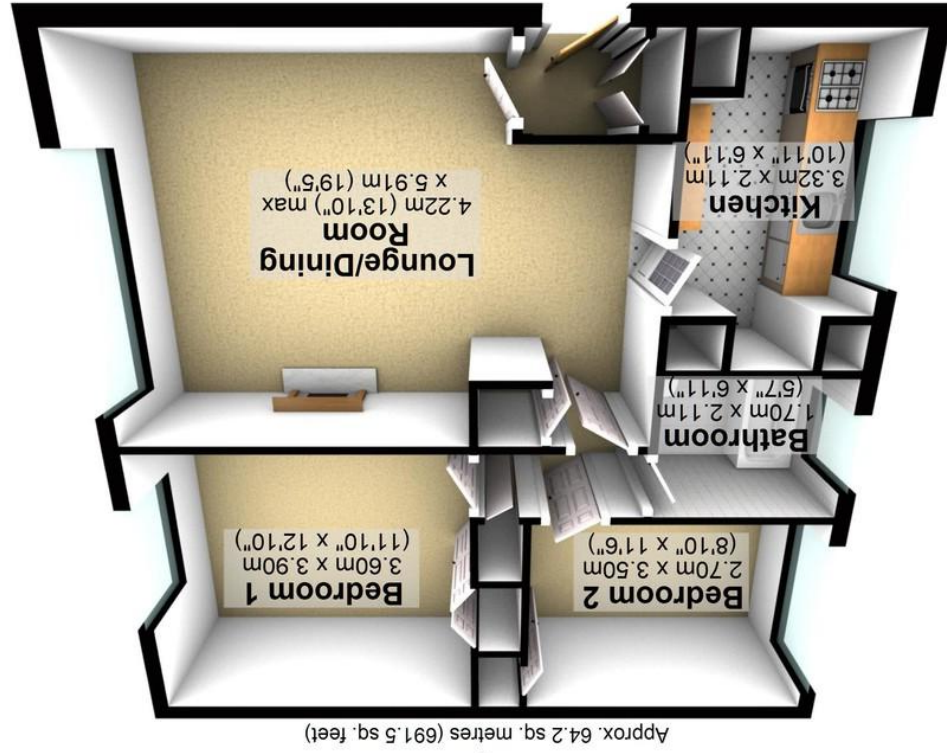
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Total area: approx. 64.2 sq. metres (691.5 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.





Silverdale Road | Ecclesall | Sheffield | S11 9JJ

Property Tenure: Freehold

Located in the very heart of one of Sheffield's most sought after and desirable residential suburbs is this superb two double bed roomed top floor apartment. Enjoying fabulous views and with a super light and spacious feel throughout. The property is offered to the open market with the benefit of no upward chain and immediate vacant possession. Being of particular interest to the professional couple and those looking to downsize in equal measures the apartment forms part of this established residential development, close to numerous local amenities, public transport links, walks within Ecclesall woods and of course The Peak District is right next door. With reasonable maintenance costs of £45 per month including ground rent the property is freehold and must be viewed internally to be fully appreciated. In brief the property comprises entrance hall, two double bedrooms, open plan sitting room, kitchen and bathroom.



### PROPERTY FEATURES

- TWO DOUBLE BEDROOMS
- TOP FLOOR APARTMENT
- OFF ROAD PARKING
- EXCELLENT TRANSPORT LINKS
- GREAT BUY TO LET OPPORTUNITY
- QUIET LOCATION
- NO ONWARD CHAIN
- REPUTABLE LOCAL SCHOOLS
- CLOSE TO LOCAL AMENITIES
- FREEHOLD COUNCIL TAX BAND A £1,369.21

**OFFERS IN REGION OF £175,000**

