



Apartment 38 Folkwood Grove, Bents Green, Sheffield, S11 7TF



# Apartment 38 Folkwood

## Bents Green

Offers Around

# £375,000

A superbly appointed and very well proportioned three bedroom ground floor apartment having the benefit of lovely communal gardens and garage and situated close to all local amenities including shops and transport links.

This fabulous property is offered for sale with no onward vendor chain and briefly comprises; communal entrance, private hallway, fitted kitchen, spacious dining/living room with feature fireplace and bay window, master bedroom with en-suite shower room, double bedroom two with fitted wardrobes, bedroom three and family shower room. Outside, off-road parking and garage.

Tastefully presented throughout, benefitting from uPVC double glazing and gas central heating.

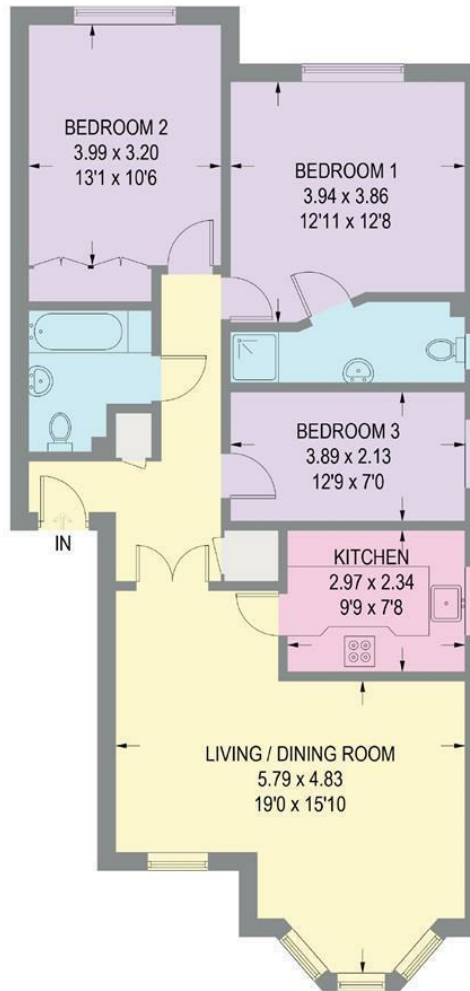
- EPC RATING C/COUNCIL TAX BAND E
- GROUND FLOOR APARTMENT
- THREE BEDROOMS
- SUPERB LOCATION
- CLOSE TO OPEN COUNTRYSIDE
- DETACHED SINGLE GARAGE
- NO CHAIN
- CLOSE TO AMENITIES AND BUS ROUTES
- LEASEHOLD
- VIEWINGS VIA BANNER CROSS BRANCH





## 38 FOLKWOOD GROVE

APPROXIMATE GROSS INTERNAL AREA = 93.2 SQ M / 1003 SQ FT



### GROUND FLOOR

Illustration for identification purposes only, measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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