

Shore Lane Sheffield S10 3BX  
Price £849,950



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## TAPTON COURT | WEST COURT

An impressive double fronted, converted three bedroom ground floor duplex apartment with individual entrance and private garden terrace.

Bay fronted, dual aspect living/family room with doors leading to the private garden terrace.

Separate bespoke kitchen/dining with large feature breakfast bar and integrated appliances.

Three generously sized double bedrooms. The large master bedroom comes with luxury en-suite, whilst the second and third bedroom are complimented by the large family bathroom.

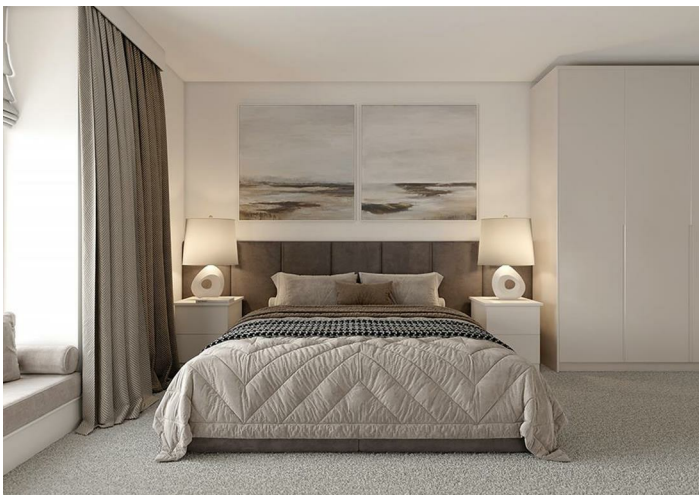
This property also includes a utility room, ample storage and dedicated parking for two vehicles.

## TAPTON COURT DEVELOPMENT

Tapton Court comprises a collection of beautifully converted historic buildings and just three originally designed new homes. Situated within 3.5 acres of mature walled grounds just a short drive from Sheffield city centre, Tapton Court offers great local amenities and night life.

- FINAL AVAILABILITY - LAST OPPORTUNITY TO LIVE WITHIN THIS EXCLUSIVE NEW ADDRESS
- BAY FRONTED BRIGHT AND SPACIOUS OPEN PLAN LIVING/DINING
- EXPANSIVE PRIVATE WRAP AROUND GARDEN TERRACE
- THREE DOUBLE BEDROOM, MASTER COMPLETE WITH EN-SUITE
- EXCELLENT TRANSPORT LINKS & EASY ACCESS TO THE PEAK DISTRICT
- CENTREPIECE PROPERTY ENTERED VIA THE ICONIC FACADE OF THE MAIN CONVERSION
- SEPARATE BAY FRONTED BESPOKE KITCHEN WITH INTEGRATED APPLIANCES AND BREAKFAST BAR
- LUXURY FAMILY BATHROOM AND AMPLE STORAGE SPACE THROUGHOUT
- HIGH SPECIFICATION THROUGHOUT AND FINISHED TO THE HIGHEST STANDARDS
- LOCAL AMENITIES CLOSE TO CENTRAL SHEFFIELD





## LOCATION

Despite it's city location it's also just a 4 minute drive to Sheffield's Botanical Gardens, which are listed by English Heritage as a Grade II site of special historic and architectural interest aswell as a collection of linked parks and woods.

If you are willing to drive just a little further you are also minutes away from some of the Peak Districts most noted locations such as Mam Tor, Jacobs Ladder, Kinder Scout, Blue John cavern and Ladybower Reservoir for all you nature lovers.

By car, the A57 takes you on a lovely scenic route across the peak district to Manchester and there are also frequent bus services operating between Fulwood Road (just a minute walk away) and Sheffield.

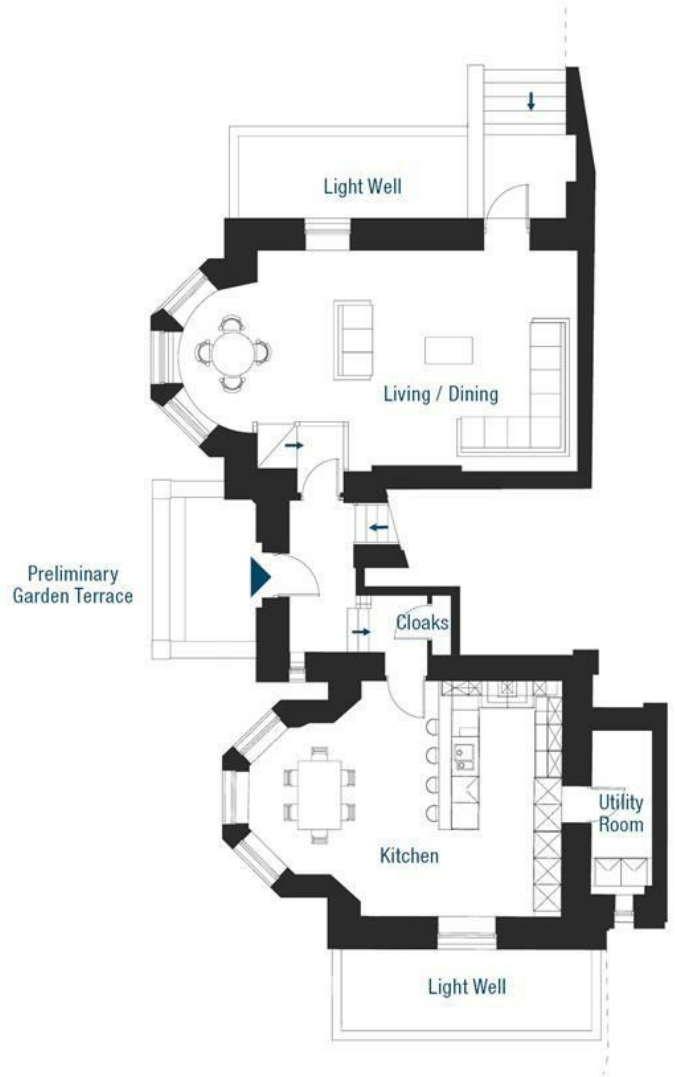
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LOWER LEVEL

Master Bedroom	7130 x 4755	(23' 5" x 15' 7")
Master En-suite	2925 x 1715	(9' 7" x 5' 8")
Bedroom 2	3795 x 3335	(12' 5" x 10' 11")
Bedroom 3	5660 x 4535	(18' 7" x 14' 11")
Bathroom	3575 x 3120	(11' 9" x 10' 3")



UPPER LEVEL

Living / Dining	9185 x 4965	(30' 2" x 16' 3")
Kitchen	7190 x 5300	(23' 7" x 17' 5")
Utility Room	3670 x 1350	(12' 0" x 4' 5")

Tapton Court - West Court Plot 01 floor plan. The P J Livesey Group reserve the right to amend or change this plan at any time.

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

