

181 Westminster Avenue, Lodge Moor, Sheffield, S10 4ES
£150,000

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Council Tax Band: A

A spacious and well presented two bedroom plus occasional room first floor flat, which is located on this popular estate in Lodge Moor! Ideal for first time buyers, downsizers or landlords the property offers good sized rooms, double glazing and gas central heating throughout. Requiring some modernisation, the property offers the purchaser the chance to alter to their own taste. Situated close to open countryside, the property is also near to shops and amenities and is well served by regular bus routes giving access to the Universities and Hospitals. In brief, the property comprises; Communal entrance lobby with staircase rising to the first floor, an entrance hallway with storage, spacious open plan living room, kitchen with modern styled units, two spacious bedrooms, an additional occasional room which could be used as a study and a bathroom. Outside, there are well manicured communal grounds including patio areas, walkways and lawns. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer! Council tax band A, Leasehold tenure, 125 year lease from 2000, Service charges are £88.33pa, buildings insurance is £163.27pa, ground rent is £10pa.

Communal Lobby Area

Accessed via a communal door with secure intercom system, the lobby area has a staircase rising to the first floor accommodation.

Entrance Hallway

A wooden entrance door leads into the hallway, which has a radiator, useful storage cupboard and doors leading to all rooms in the flat.

Living Room

A spacious open plan living room which has ample space for seating and dining furniture. Enjoying a dual aspect layout, there are front and rear facing upvc double glazed windows and two radiators.

Kitchen

Having fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit, breakfast bar area and tiled splashbacks to the walls. There is space for appliances including a cooker, dishwasher, washing machine and under counter fridge. With vinyl flooring, a radiator and rear facing upvc double glazed window.

Master Bedroom

A good sized double room which has a front facing upvc double glazed window, radiator and fitted wardrobe.

Bedroom Two

The second bedroom is a good sized L-shaped room which has a front facing upvc double glazed window and a radiator.

Occasional Room

A versatile room which could be used for a variety of purposes, having a rear facing upvc double glazed window and a radiator.

Bathroom

Having a suite comprising of a panelled bath, pedestal wash basin and a low flush wc. With a radiator, vinyl flooring and a rear facing upvc double glazed window.

Outside

The development is set within communal grounds comprising of well manicured lawns, patio areas and pathways.



First Floor

Approx. 60.9 sq. metres (655.7 sq. feet)



Total area: approx. 60.9 sq. metres (655.7 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 | | 72 | 77 |
| (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 | |