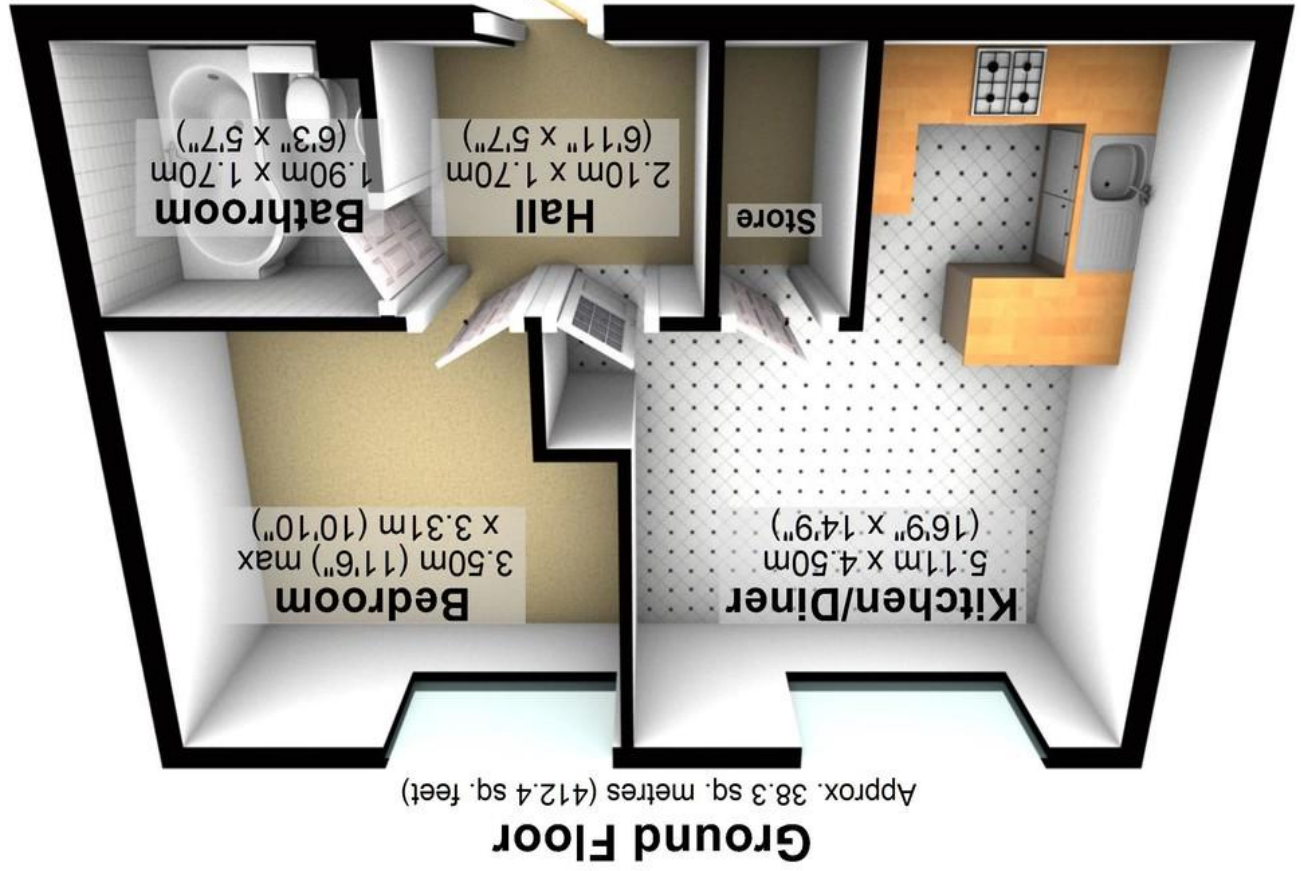


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Current	Potential
52	56
England & Wales EU Directive 2002/91/EC www.epcau.com Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

Total area: approx. 38.3 sq. metres (412.4 sq. feet)
All measurements are approximate
Plan produced using PlanUp.





6 Wiseton Road | Endcliffe | Sheffield | S11 8SB Property Tenure: Leasehold

Perfect for the first time buyer, professional couple, down sizer or those looking to invest is this smartly presented and very well proportioned one bed roomed lower ground floor apartment. Located in this ultra popular residential suburb of Endcliffe and with Sharrow Vale literally on the doorstep that offers an array of independent cafes, restaurants and shops along with Endcliffe park, Botanical gardens, universities and the Hallamshire are all close by and don't forget the Peak District is up the road. With secure intercom access, private residents parking to the rear the property in brief comprises, entrance hall, open plan sitting/dining room, kitchen and bathroom.



PROPERTY FEATURES

- ONE BEDROOMED LOWER GROUND FLOOR APARTMENT
- RESIDENTS CAR PARK TO THE REAR
- PERFECT FOR THE FIRST BUY OR INVESTMENT
- HEART OF WELL SOUGHT AFTER ENDCLIFFE
- VIEWING ADVISED TO DO FULL JUSTICE
- CLOSE TO FASHIONABLE SHARROW VALE
- EASY ACCESS TO HOSPITALS UNIVERSITIES AND THE PEAK DISTRICT
- ENDCLIFFE PARK A SHORT STROLL
- PEAK DISTRICT ON THE DOOR STEP
- LEASEHOLD PROPERTY COUNCIL TAX BAND A

GUIDE PRICE £115,000-£120,000

