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**26 Brincliffe Court, Nether Edge Road**

Sheffield

Offers in Region of **£170,000**

## 26 Brincliffe Court

Nether Edge Road, Sheffield

Forming part of this superb residential development in the very heart of ultra popular Nether Edge with its array of independent cafes, shops and eateries literally a short stroll away is this super deceptive and very spacious one double bed roomed first floor apartment. With ample parking and visitor spaces available and an incredibly light feel throughout this fabulous property will be of particular interest to the professional couple, down sizer and first time buyer alike. Offered to the open market with the benefit of no onward chain and vacant possession on completion its easy to say that viewing is essential to fully appreciate this lovely apartment. Falling within easy access of Chelsea park, central Sheffield, universities, hospitals and of course The Peak District is right next door. Offering plenty of potential to easily place an individual stamp on the existing accommodation, the property in brief comprises entrance hall

Council Tax band: A Tenure: Leasehold

- FABULOUS ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT
- PERFECT FOR THE FIRST TIME BUYER PROFESSIONAL COUPLE THOSE LOOKING TO DOWN SIZE OR THE INVESTOR
- AVAILABLE TO MARKET WITH NO ONWARD CHAIN AND VACANT POSSESSION
- AMPLE OFF ROAD PARKING FACILITIES AND VISITOR BAYS AVAIABLE
- HEART OF THIS WELL SOUGHT AFTER LOCATION OF BRINCLIFFE ON THE SOUTH WEST OF THE CITY





## First Floor

Approx. 47.5 sq. metres (511.0 sq. feet)



Total area: approx. 47.5 sq. metres (511.0 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.