



- TWO BEDROOM APARTMENT
- OVER 55's ONLY
- MID FLOOR
- SEPARATE KITCHEN

Castle Hill Court, High Street, Eckington, Sheffield, S21 4DQ

£120,000

LOVELY ENVIRONMENT * OVER 55's* This mid floor apartment has the advantage of being at back of the development with access to the fabulous gardens and seating areas. Inside the apartment offers a lounge with doors overlooking the front, a separate kitchen, two bedrooms, bathroom and a store.



Property Description

GUIDE PRICE

£115,000 to £120,000

HALLWAY

A spacious hallway with a window to the front and access to the store, then once around the corner you gain access to the bathroom, a storage cupboard which houses the boiler, two bedrooms and the lounge.

LOUNGE

12' 10" x 11' 9" (3.93m x 3.59m) A lovely space to relax with twin UPVC doors to the Juliet balcony which overlooks the front, this has windows to either side and then there is a further window to the side aspect. Doors lead to the hallway and there is a sliding door to the kitchen.

KITCHEN

9' 4" x 5' 9" (2.87m x 1.76m) With a clever segregation from the lounge by a sliding door the room is fitted with a range of wall and floor mounted units in a gloss cream colour with oak effect laminate work surfaces. There is a stainless steel single electric oven, stainless steel four burner hob and a stainless steel extractor above. Space for a fridge freezer and a UPVC window to the side. The room is tiled to the splashbacks.

BEDROOM 1

11' 10" x 9' 11" (3.63m x 3.03m) A good sized double bedroom with the bonus of having a built in cupboard which the current owners use as wardrobe space. There are twin UPVC doors which overlook the green areas behind the building.

BEDROOM 2

12' 10" x 6' 6" (3.93m x 2.0m) A good sized bedroom with a UPVC window to the rear and a radiator to the wall.





SHOWER ROOM

6' 4" x 7' 4" (1.95m x 2.25m) No need to be removing baths this already has a double width shower installed, There is a white WC and a white wash hand basin.

STORE

3' 5" x 9' 9" (1.05m x 2.99m) This apartment has the advantage of store room within the apartment. There is also access to a reserved space in the communal store room.

MORTGAGE

Should you be considering a mortgage to purchase this property we can have our mortgage advisor call you to discuss your requirements. They have access to the Whole of the Market to provide you with the latest offers.

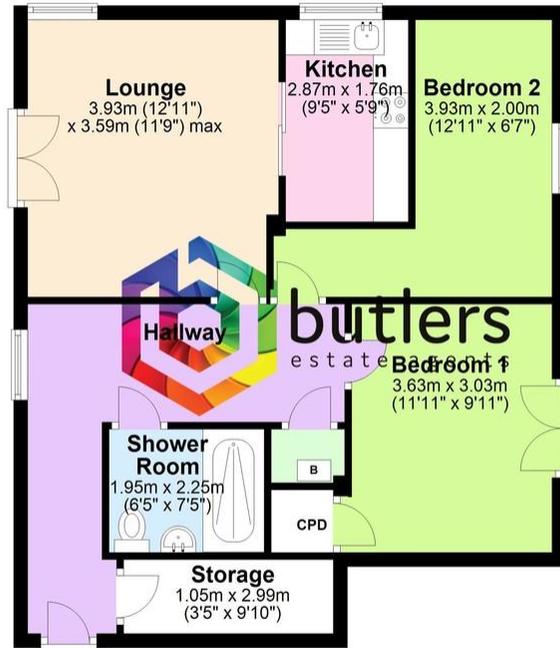
VIEWINGS

Viewings are strictly by appointment but can be booked via our website at butlers.co.uk



Ground Floor

Approx. 64.0 sq. metres (689.0 sq. feet)



Total area: approx. 64.0 sq. metres (689.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements and items on the plan should not be relied upon and no responsibility will be taken for any errors or omissions. The floorplan is owned by Butlers Estate Agents Ltd and should not be copied or reproduced without relevant authority
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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