

## Marketing Preview



**44 Bramley Park, Marsh Lane, Sheffield, S21 5RB**

**£100,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**





## CASH BUYERS ONLY DUE TO CONSTRUCTION — OVER 55s DEVELOPMENT

A unique opportunity to acquire this beautifully presented park home, featuring two bedrooms, two reception rooms, and a contemporary shower room. With enclosed gardens and off-road parking, the property is move-in ready. Located on the edge of the countryside, it's perfect for anyone wishing to downsize and embrace a peaceful, low-maintenance lifestyle.

### SUMMARY

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Entering via the side, you are welcomed into the kitchen/diner, which flows through to a bright and spacious lounge. A doorway from the lounge opens into the inner hallway, which includes a built-in storage cupboard and side access to the exterior. At the rear of the property are two well-proportioned bedrooms and a modern shower room.

To the front of the property, a driveway provides off-road parking, complemented by an enclosed lawned area that extends to the front and side. The property also benefits from useful under-home storage.

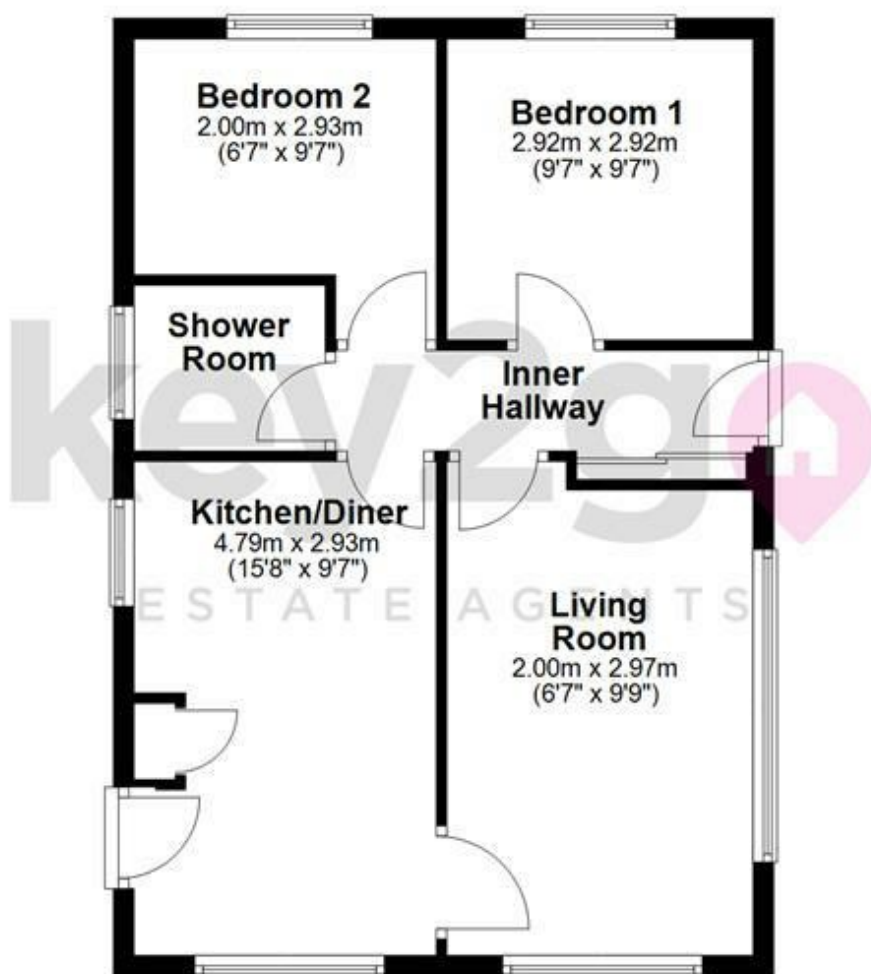
### PROPERTY DETAILS

- LEASEHOLD, £216 PER MONTH SERVICE CHARGE
- OIL FUELED HEATING - OIL TANK
- FULLY UPVC DOUBLE GLAZED
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor

Approx. 53.0 sq. metres (570.6 sq. feet)



Total area: approx. 53.0 sq. metres (570.6 sq. feet)



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