



## 8 Southwood

Wadsley Park Village, Sheffield, S6 1XB

**Guide price £155,000**



# 8 Southwood

Wadsley Park Village, Sheffield, S6 1XB

**Guide price £155,000**



Nestled in the charming Southwood area of Wadsley Park Village, Sheffield, this delightful ground floor apartment presents an excellent opportunity for both first-time buyers and investors alike. With a guide price ranging from £155,000 to £165,000, this property offers exceptional value in a popular estate.

The apartment boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The recently renovated interiors showcase modern finishes and a fresh aesthetic, ensuring a comfortable living experience.

Convenience is key, as this property is within walking distance to the local tram stop, making commuting and exploring the vibrant city of Sheffield a breeze. Additionally, the apartment includes parking for one vehicle, a valuable feature in this sought-after area.

With its blend of modern amenities and a prime location, this apartment is a wonderful choice for those seeking a stylish and practical home in Wadsley Park Village. Do not miss the chance to view this exceptional property and envision your new life in this lovely community.

### Living Room

14'10" x 11'10" (4.51m x 3.62m)

This bright and inviting living room offers a comfortable and airy space, with a window that fills the room with natural light. The room is spacious enough to accommodate both seating and dining areas, creating an ideal setting for everyday living and entertaining.

### Kitchen

9'11" x 6'4" (3.01m x 1.92m)

The kitchen features a modern and stylish design, with a combination of grey and navy cabinetry complemented by wood-effect countertops. A window above the sink provides pleasant views and natural light, while the patterned floor tiles add a touch of character. Fitted appliances, including a fridge freezer, washer dryer, oven and hob, blend seamlessly into the layout, making it a practical yet attractive space for cooking and meal preparation.

### Bedroom

10'8" x 10'4" (3.24m x 3.14m)

This bedroom provides a peaceful retreat, with soft grey carpeting and light walls that create a calm and restful ambience. A window allows plenty of daylight to brighten the room, and the space is well-sized to accommodate a double bed and storage furniture, offering comfort and practicality.

### Bedroom 2

This compact yet functional study benefits from a window that lets in plenty of natural light. The herringbone-effect flooring adds a modern touch. It is an ideal space for working from home or as a quiet area for reading and hobbies. Currently set up as an office space but previously had a double bed and furniture.

### Bathroom

The bathroom is bright and neatly presented, featuring patterned floor tiles that bring a stylish contrast to the predominantly white fittings. It includes a bath with an overhead shower, a modern basin, and a toilet, with a frosted window providing natural light and privacy. The layout is practical and well suited to daily use.

### Hallway

The hallway is welcoming and well lit, with stylish patterned floor tiles extending throughout. It offers ample space for furniture and decoration, helping to create a bright and inviting entrance to the home.

### Rear Communal Garden

The rear communal garden offers a generous outdoor space, bordered by mature shrubs and trees that provide a secluded atmosphere. The lawn area is well maintained and suitable for outdoor activities or simply relaxing in a peaceful setting.



Road Map



Hybrid Map



Terrain Map



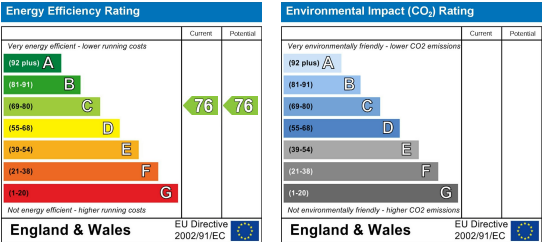
Floor Plan



Viewing

Please contact our JPM Estate Agents Ltd Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.