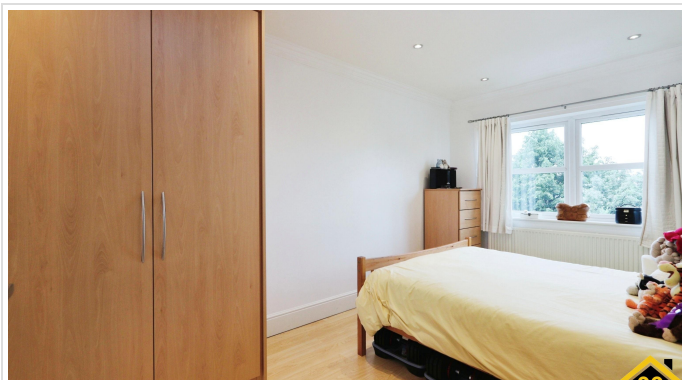


2 Bed Flat In Compton Street , Sheffield, S6 5BP

£180,000





## SHORT DESCRIPTION

Property Ref: 13280 Council Tax:B It is a first floor flat in a small building of only a total 11 flats spread over 3 blocks. There are 3 other flats in this block. There is a good sized master bedroom with new fitted wardrobes and a single room currently used as an office. Open plan living room/dining room with french doors opening onto a small balcony. There is a kitchen, which is slightly separate from the main area with a fridge freezer, dishwasher, washing machine and fitted oven and microwave. There is a beautiful view of the Walkley Green opposite and of the far hills. There is modern newly fitted bathroom with bath/shower. It is in a quiet area within 10min walk to Hillsborough or Crookes shops, 2 minute walk to Bole Hill Park and 5 minute walk to Rivelin. It is also a 2 min walk to the local Walkley shops, eateries and library and 5 mins to the GP surgery. There are communal grounds with a terrace and areas of lawn. There is a gated carpark with a separate delegated parking space....



**Bed Room(s)**



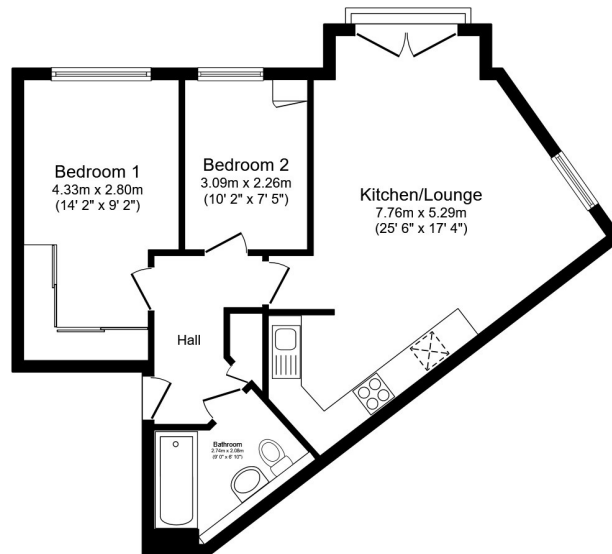
**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 60.7 m<sup>2</sup> (653 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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