



## 11 Rustlings Court, Graham Road, Sheffield, S10 3HQ

Offers Around £195,000



Located in this sought after development and enjoying southerly leafy views over Bingham Park is this larger than average three bedroomed lower ground floor apartment. Situated at the gateway to Endcliffe Park with a short walk through to Ecclesall Road and super fashionable Sharrowvale. The property has gas fired combination central heating, double glazing, garage, useful storage room and use of the shared laundry facilities. The accommodation comprises of entrance hall with store cupboard, bathroom with white suite, sitting room with ample space for dining table, sliding doors to balcony and small storage room. Double bedroom one, with storage room/potential en-suite, Kitchen, bedroom two and double bedroom three. To modernise.

Council Tax Band D.

