



Baxter Mews, Wadsley Bridge, S6

Asking Price £145,000

- POPULAR LOCATION
- OPEN PLAN LIVING AREA
- ANNUAL SERVICE CHARGE £1956.85 (Paid up to January 2027)
- TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT
- PRIMARY BEDROOM WITH BUILT IN MIRRORED WARDROBE STORAGE
- ANNUAL GROUND RENT £17.50
- ALLOCATED PARKING SPACE
- CLOSE TO EXCELLENT LOCAL AMENITIES
- COUNCIL TAX BAND A - £1,589.38

Baxter Mews, Wadsley Bridge, S6

POPULAR LOCATION – SPACIOUS TWO BEDROOM APARTMENT

This attractive two bedroom apartment is situated in a quiet and highly sought after location, offering generously sized accommodation throughout. Benefiting from a desirable open plan kitchen, dining and lounge area, the property is sure to appeal to both first time buyers and those looking to downsize. Ideally positioned for excellent transport links, the property is also within easy reach of Kilner Way, Middlewood and Hillsborough shopping centres. The property briefly comprises: communal entrance; entrance hallway; open plan lounge and breakfast kitchen; two double bedrooms, one with fitted mirrored wardrobe storage; family bathroom; and allocated parking.



Council Tax Band: A



COMMUNAL ENTRANCE

The apartments are accessed via a secure communal entrance door, fitted with a wall-mounted telephone intercom system operated from the buzzer entry, providing access to each individual property. A staircase leads to the upper floors where the apartment is located.

ENTRANCE HALLWAY

The apartment opens into a welcoming entrance hallway, providing access to all principal rooms. There is a window to the rear elevation, along with built-in cupboards offering useful additional storage. The hallway also benefits from ceiling light points, a central heating radiator, and wood-effect flooring. Solid doors lead to the two bedrooms, family bathroom, and the open plan breakfast kitchen and lounge.

OPEN PLAN LOUNGE BREAKFAST KITCHEN

LOUNGE

This spacious lounge benefits from front-facing French doors opening onto a Juliet balcony, allowing plenty of natural light to flow throughout the room. The room features a feature electric fireplace, coving to the ceiling, wall lights, and wooden flooring, creating a comfortable and versatile living space. Further benefits include a central heating radiator and ceiling light point.

BREAKFAST KITCHEN

Open plan from the lounge, the kitchen is fitted with a great range of wall, base and drawer units complemented by black roll top work surfaces. There is a one and a half bowl sink with drainer and tap, along with an integrated oven, four ring gas hob, and ceiling extractor fan above. Further features include space and plumbing for an under counter washer/dryer and an upright fridge freezer. Additional worktop extends from the cabinetry, providing space for breakfast seating, with further room for a dining table and chairs. The area benefits from wooden flooring throughout, coving, recessed ceiling spotlights, and a central heating radiator. French doors to the rear open onto a Juliet balcony, allowing natural light to fill the space.

BEDROOM ONE

The primary bedroom is a spacious double room with a front-facing uPVC double glazed window, providing plenty of natural light. The room benefits from carpet flooring, a central heating radiator, and a ceiling light point.

BEDROOM TWO

Currently utilised as a dressing room, the space is also generously sized and could easily accommodate an additional bedroom if required. The room benefits from a front-facing uPVC double glazed window, along with carpet flooring, a central heating radiator, and a ceiling light point.

FAMILY BATHROOM

Comprising a WC with push button flush, wash basin, and a bath with wall mounted electric shower, separate handheld shower attachment, and side screen. Further benefits include a rear-facing uPVC obscure glazed window, tiled walls to wet areas, vinyl flooring, ceiling light point, and extractor fan. There is also a solid door providing access to a storage cupboard.

OUTSIDE SPACE

Set within a quiet cul-de-sac location, the property benefits from access to well-maintained communal gardens to the rear. The apartment also comes with one allocated parking space, with ample visitor parking available on site.

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.



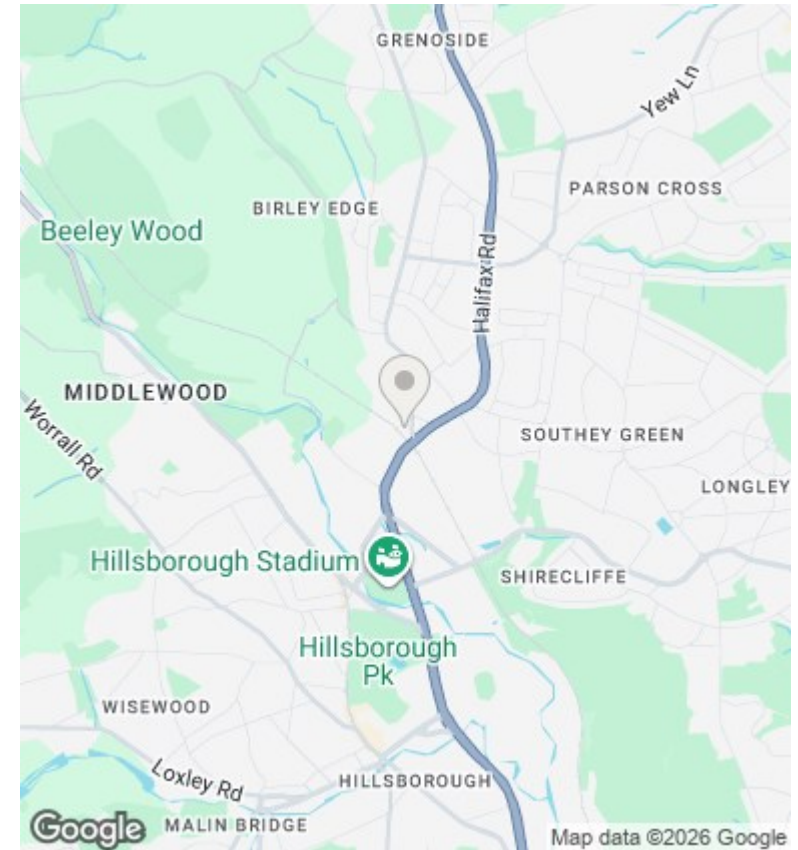


Approx. 70.6 sq. metres (759.8 sq. feet)



Total area: approx. 70.6 sq. metres (759.8 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	