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50 Pentland Gardens, Waterthorpe, Sheffield, S20 7NQ

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£180,000

Nestled in the cul-de-sac area of Pentland Gardens, Waterthorpe, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and modern living. Upon entering the front lobby, you are welcomed into a spacious reception room that provides an inviting atmosphere for relaxation and entertaining guests.

The heart of the home is undoubtedly the fitted dining kitchen, which boasts matching wall and base units, creating a cohesive and stylish space for culinary pursuits. This area is ideal for family meals or casual dining with friends.

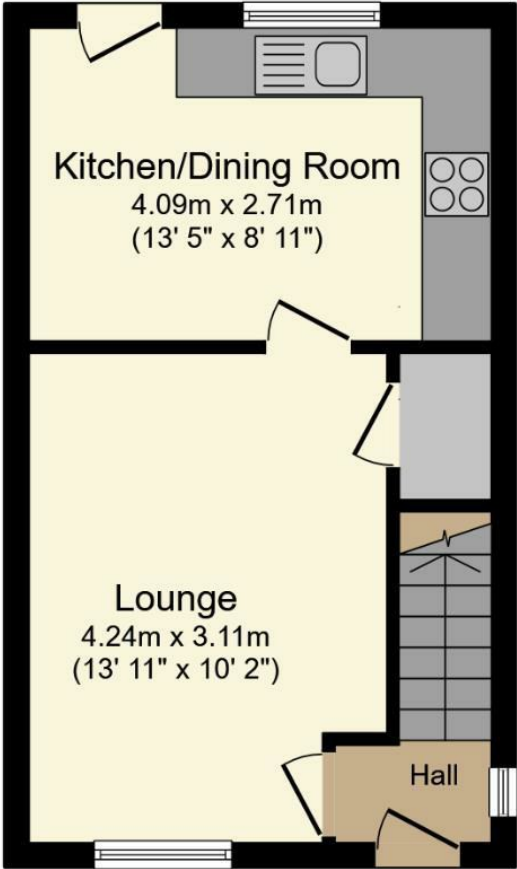
To the first floor are the two bedroom which are well-proportioned, providing ample space for rest and personalisation, making it a perfect retreat after a long day. The property features a contemporary bathroom, designed with modern fixtures to ensure a refreshing experience.

One of the standout features of this home is the beautifully landscaped rear garden, which offers a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The garden is perfect for summer barbecues or quiet evenings under the stars.

Additionally, the property includes a driveway that accommodates parking for two vehicles, providing convenience and ease for residents and visitors alike.

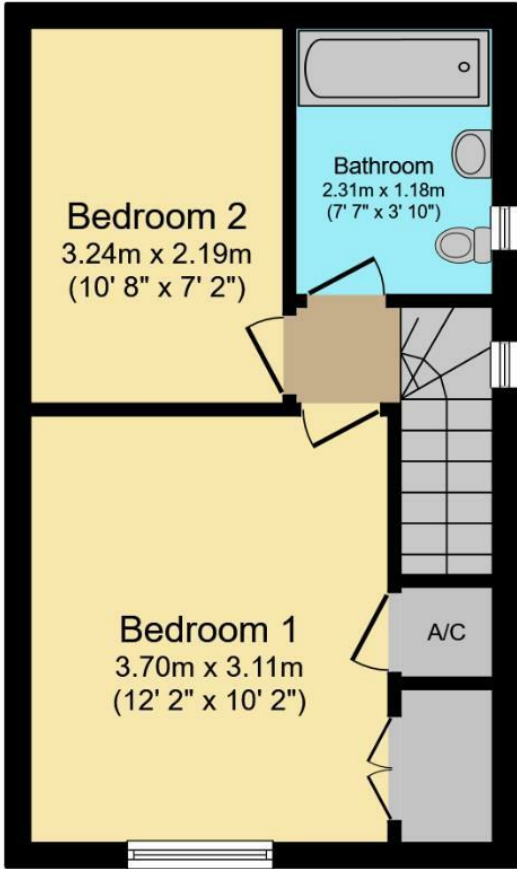
This semi-detached house is an excellent opportunity for first-time buyers or small families seeking a comfortable and well-appointed home in a desirable location. With its modern amenities and lovely outdoor space, it is sure to impress.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
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Ground Floor

Floor area 28.2 sq.m. (304 sq.ft.)

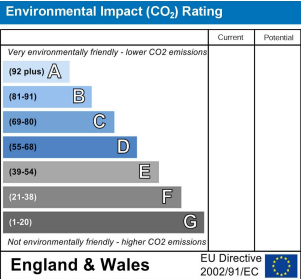
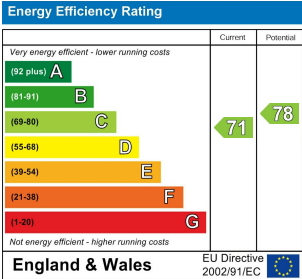


First Floor

Floor area 28.2 sq.m. (304 sq.ft.)

Total floor area: 56.4 sq.m. (607 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



General Remarks
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TENURE
This property is to be Freehold on completion of the sale.

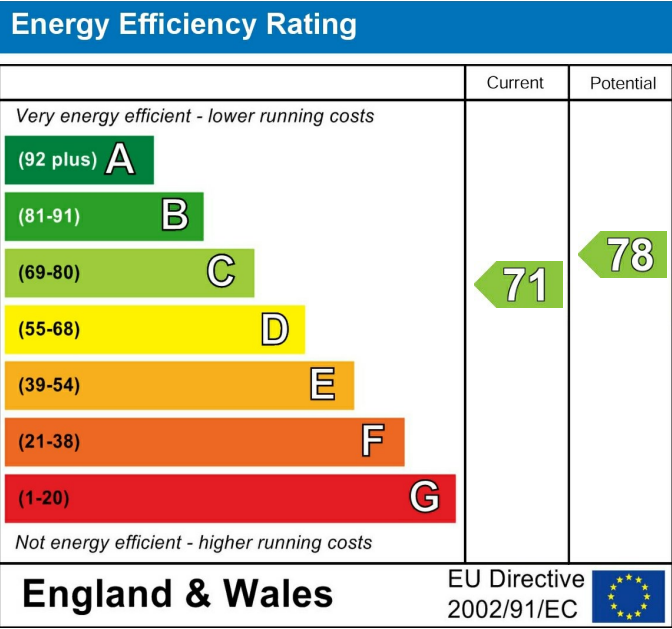
RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

VACANT POSSESSION
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





