

**Hawthorn Avenue, Waterthorpe Sheffield** 

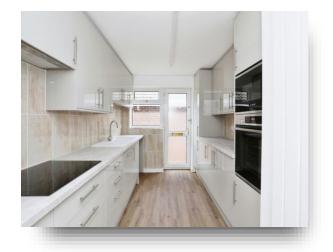
# welcome to

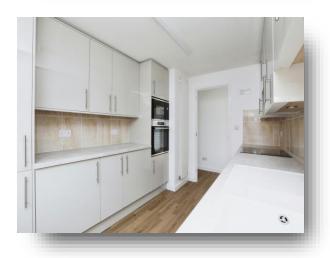
# **Hawthorn Avenue, Waterthorpe Sheffield**

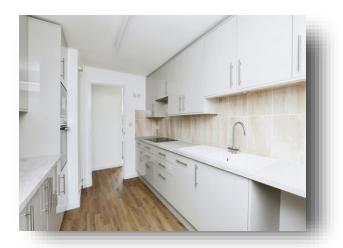
Occupying a lovely corner position on the quiet cul de sac is this impressive three bedroom detached bungalow which provides great access to Crystal Peaks and public transport links. The property has recently undergone a full refurbishment and is available to the market with no chain.













#### Kitchen

12' 2" x 8' 3" ( 3.71m x 2.51m )

Having a range of modern style wall and base units, inset sink with one and a half bowl, rolled edge work surfaces and tiled splash backs. Induction hob with extractor above, double oven and built in microwave. Integrated fridge, freezer and slim line dishwasher. Side facing double glazed window, radiator and door leading to the outside.

### **Inner Hallway**

Having a radiator and French doors leading to the outside.

## Lounge

16' 5" x 12' (5.00m x 3.66m)

Front and side facing double glazed windows and radiator. A feature of the room is the fire place with gas fire, marble back and hearth.

#### **Shower Room**

A four piece suite comprising shower cubicle, wc, wash hand basin and bidet. Two side facing double glazed windows, heated towel rail and spot lights.

#### **Bedroom One**

12' 6" x 8' 3" ( 3.81m x 2.51m )

Rear facing double glazed window and radiator.

### **Bedroom Two**

11' 4" x 11' 1" ( 3.45m x 3.38m )

Rear facing double glazed window and radiator.

### **Bedroom Three**

9' x 7' 6" ( 2.74m x 2.29m )

Rear facing double glazed window.

#### Gardens

There are lawned gardens to the front and rear of the property.

### **Drive & Garage**

A driveway leads to the garage.





## welcome to

# **Hawthorn Avenue, Waterthorpe Sheffield**

- Impressive detached bungalow
- No chain
- Sought after area
- Three bedrooms
- Drive & garage

Tenure: Freehold EPC Rating: D

**Guide Price** 

£290,000-£300,000







Laycocks School Of Motoring Redfern Ave **Coogle** Map data @2024 Google

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK107046



Property Ref: CPK107046 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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