



Meadowcroft Gardens, Westfield Sheffield S20 8EJ

welcome to

Meadowcroft Gardens, Westfield Sheffield

*****GUIDE PRICE £100,000 - £110,000*****Ground floor 2-bed flat ideal for first-time buyers or investors. Includes living room, kitchen, bathroom, and enclosed front garden and garage. Bedroom one has built-in wardrobes. Located in Westfield near schools, shops, and transport links. No chain!



Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

Hall

Having an entrance door and radiator.

Lounge

13' 2" x 11' 4" (4.01m x 3.45m)

Having a front facing double glazed window, radiator and electric fire with fire place.

Kitchen

9' 8" x 9' 3" (2.95m x 2.82m)

Having a range of wall and base units, inset sink and work surfaces. Cooker position, space and plumbing for washing machine. Front facing double glazed window.

Bedroom 1

12' 3" x 8' 8" (3.73m x 2.64m)

Having a rear facing double glazed window, radiator and built-in wardrobes.

Bedroom 2

7' 8" x 6' 11" (2.34m x 2.11m)

Having a rear facing double glazed window and radiator.

Bathroom

Having a side facing double glazed window, bath, WC and wash hand basin.

Garden

Having an enclosed lawned front garden.

Garage

There is a garage with the property.



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Meadowcroft Gardens, Westfield Sheffield

- GUIDE PRICE £100,000 - £110,000
- Two bedrooms
- Ground floor flat
- Enclosed front garden
- Access to local amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 26.00

This is a Leasehold property with details as follows; Term of Lease 144 years from 14 May 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK114355 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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