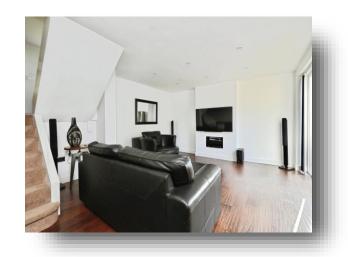


Waterthorpe Gardens,

# welcome to

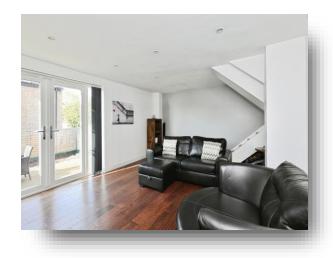
# Waterthorpe Gardens,

\*\*\*\*\*\*GUIDE PRICE £180,000-£190,000\*\*\*\*\*\*A 3-bed semi-detached home with basement living room and garden access. Kitchen and dining room on ground floor, master bedroom and shower room on first, two bedrooms on second. Includes low-maintenance garden, decked area, and garage in separate block.













#### **Entrance Porch**

Having an entrance door and a further door leads to the dining room.

# **Dining Room**

10' 8" x 8' 6" ( 3.25m x 2.59m )

Side and front facing double glazed windows, radiator. Stairs leads down to the lounge. And a further staircase leads to the first floor.

#### Kitchen

10' x 8' (3.05m x 2.44m)

Having a range of wall and base units, inset sink with rolled edge work surfaces. Gas hob and electric oven with extractor above. Space and plumbing for washing machine and slim line dish washer. Integrated fridge and freezer. Front facing double glazed window and radiator.

## Lounge

17' 5" x 13' 4" ( 5.31m x 4.06m )

Double glazed French doors leads to the rear garden, radiator.

#### **Bedroom One**

11' 11" x 10' 2" ( 3.63m x 3.10m )

Rear facing double glazed window, radiator and fitted wardrobes.

## **Shower Room**

A suite comprising shower cubicle, wc and wash hand basin. Tiling to the walls and floor. Heated towel rail and rear facing double glazed window.

## **Second Floor**

Side facing double glazed window.

## **Bedroom Two**

10' 3" x 9' 3" ( 3.12m x 2.82m )

Front facing double glazed window and radiator.

## **Bedroom Three**

7' 5" x 6' 9" ( 2.26m x 2.06m )

Rear facing double glazed window and radiator.

#### Gardens

To the rear of the property is a low maintenance garden with decked seating area.

### Garage

There is a garage in a separate block.





# welcome to

# Waterthorpe Gardens,

- Semi detached property
- Three bedrooms
- Perfect for first time buyers
- Sought after area
- Good access to Supertram Links & Crystal Peaks

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

£180,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114545



Property Ref: CPK114545 - 0003 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

crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks, SHEFFIELD, South Yorkshire, S20 7PH



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.