



22 Waterfield Mews, Westfield, Sheffield, S20 8FJ

Saxton Mee

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Westfield

Offers Around

£250,000

Enviably located occupying an unusually large plot on this small cul-de-sac, this detached house could be the ideal family home offering three good size bedrooms and two bathrooms.

Sensibly priced reflecting the need for updating the property is double glazed and has gas fired central heating (which has been serviced in January 2025). Offered for sale with no upward chain the accommodation briefly comprises: entrance hall, spacious living room, fitted breakfast kitchen, downstairs WC, large uPVC double glazed dining conservatory with doors into the gardens. First floor landing with airing and store cupboard, master bedroom with en-suite shower room, two further good size bedrooms and family bathroom.

Outside: good size garden extending from the side to the rear providing ample privacy. Driveway provides off road parking and access to the single garage.

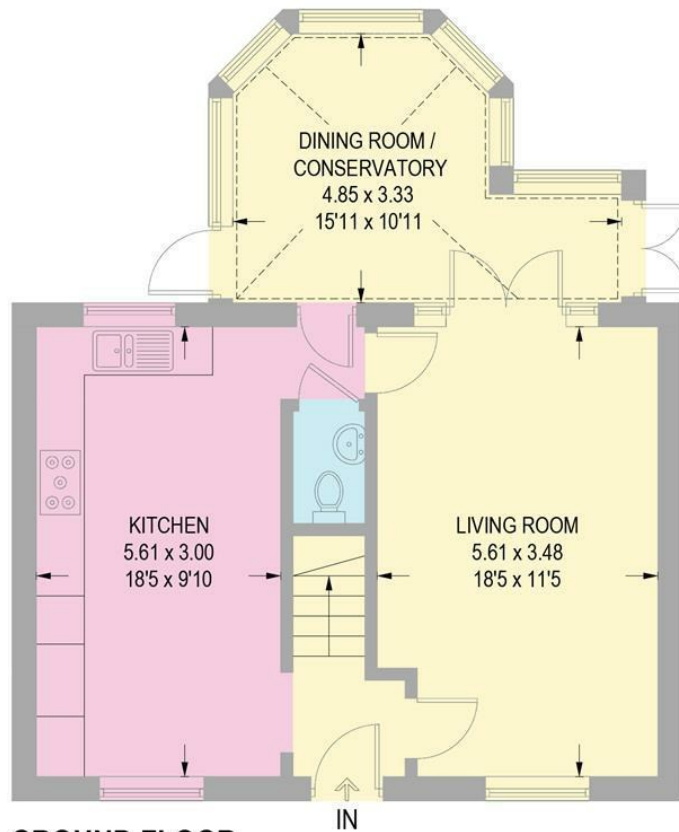
- Excellent private position on a small cul-de-sac
- Vacant possession with no upward chain
- Three good size bedrooms
- Master bedroom with en-suite shower room
- Downstairs WC and large dining conservatory
- Easy access to nearby Crystal Peaks and the retail parks
- Generous gardens to three sides
- EPC: D
- Council Tax Band D
- Freehold



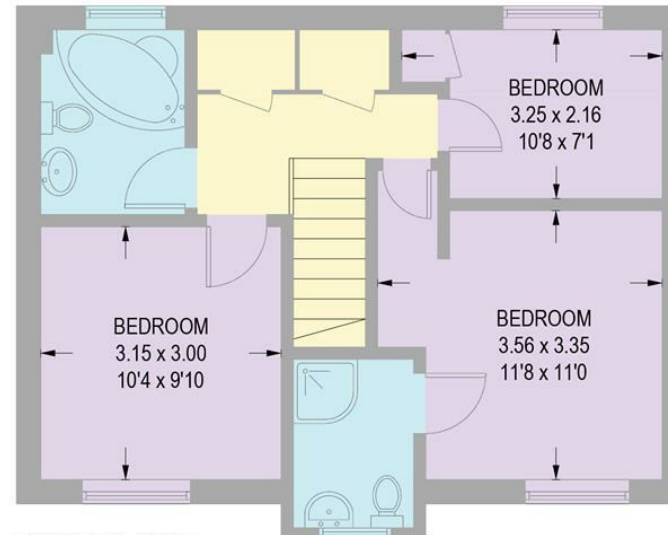


22 WATERFIELD MEWS

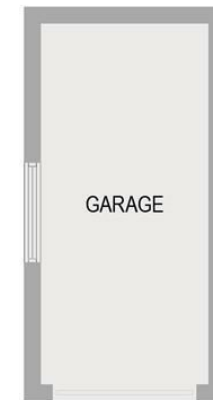
APPROXIMATE GROSS INTERNAL AREA = 102.0 SQ M / 1098 SQ FT
(EXCLUDING GARAGE)



GROUND FLOOR
57.7 SQ M / 621 SQ FT



FIRST FLOOR
44.3 SQ M / 477 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only,
measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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