

## Marketing Preview



**17 Westcroft Grove, Westfield, Sheffield, S20 8EE**

**£90,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**



CASH BUYERS ONLY!! CHAIN FREE!! Call our sales team to arrange your viewing on this modern and ready to move into good sized two bedroom ground floor apartment. Having its own entrance, private garden and been recently decorated with new carpets. The property is well positioned for fantastic local amenities and transport links. With good road links to Sheffield City Centre and the M1 Motorway.

### SUMMARY

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### HALLWAY

Enter through stylish composite door into hallway with neutral decor and carpet flooring. Ceiling light, radiator and two storage cupboards. Doors to lounge, two bedrooms and bathroom.

### LOUNGE 10'9" x 15'7"

A spacious lounge with neutral decor and carpet flooring. Ceiling light, radiator and window. Door to kitchen.

### KITCHEN 7'4"3" x 8'9"

Fitted with ample high gloss wall and base units, contrasting worktops and tiled splash backs. Stainless steel sink with drainer and chrome mixer tap. Space for freestanding cooker, washing machine and full height fridge/freezer. Ceiling light, wood effect flooring and window to the rear.

### BEDROOM ONE 12'5" x 9'4"

A good sized double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window.

### BEDROOM TWO 8'7" x 6'5"

A second good sized bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window to the rear.

### BATHROOM 6'7" x 5'10"

Comprising of bath with plumbed in shower, pedestal sink and close coupled WC. Ceiling light, ladder style radiator and obscure glass window. Fully tiled walls and wood effect flooring

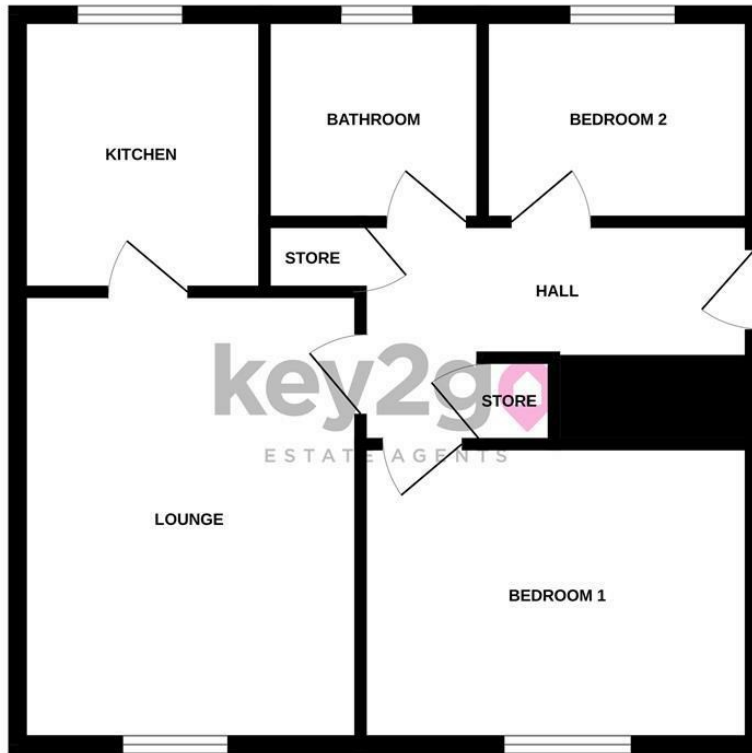
### OUTSIDE

To the property has a good sized private garden.

### PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A

GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 519 sq.ft. (48.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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