

Marketing Preview



3 Eastcroft Glen, Westfield, Sheffield, S20 8JJ

£140,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A viewing is a must to appreciate this spacious, three bedroom semi-detached property. Offering spacious kitchen/diner, lounge and downstairs WC. Also having conservatory, three generous sized bedrooms and enclosed low maintenance garden. Close to shops, tram and road links to Sheffield City Centre and M1 Motorway. Perfect for first time buyers, investors or families alike!

SUMMARY

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HALLWAY

Enter via composite door into the spacious and welcoming hallway with ceiling light and radiator. Door to the lounge, kitchen, downstairs WC and stair rise to the first floor.

LOUNGE 16'4" x 10'7"

A spacious reception room with carpeted flooring, neutral decor and feature wallpapered wall. Ceiling light, radiator and window. UPVC door into the conservatory.

KITCHEN/DINER 15'7" x 12'3"

Comprising of wall and base units, worktops and tiled splash backs. Stainless steel sink with a mixer tap. Space for a range cooker, space for a full height fridge/freezer and under counter space for a washing machine. Spacious pantry cupboard, tiled flooring and neutral decor. Ceiling light, window and french doors onto the garden.

DOWNSTAIRS WC 5'9" x 2'5"

Comprising of a wall mounted sink and close coupled WC. Ceiling light, obscure glass window and tiled walls.

CONSRVATORY 8'8" x 9'3"

A great extra living space with tiled flooring and uPVC door onto the driveway.

STAIRS/LANDING

A carpeted stair rise to the first floor spacious landing with neutral decor, radiator and window. Doors to the three bedrooms and bathroom.

BEDROOM ONE 15'8" x 7'1"

A double bedroom with carpeted flooring and neutral decor. Ceiling light, radiator and window to the front.

BEDROOM TWO 9'0" x 12'4"

A second double bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window to the front.

BEDROOM THREE 12'11" x 9'5"

A generous sized third bedroom with laminate flooring, neutral decor and over stairs storage cupboard. Ceiling light, radiator and a window.

BATHROOM 6'1" x 9'4"

Comprising of a bath with a screen and mixer tap and electric shower, sink and close coupled WC. Ceiling light, ladder style radiator and obscure glass window. Neutral decor, laminate flooring and storage cupboard.

OUTSIDE

To the front of the property is gates to the driveway and fencing.

To the rear of the property is an enclosed garden with a patio area, artificial grass area and fencing.

PROPERTY DETAILS

- FREEHOLD
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

