

## Marketing Preview



**49 Nathan Drive, Waterthorpe, Sheffield, S20 7LX**

**£240,000**

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



CHAIN FREE!! A fantastic opportunity to purchase this extended two bedroom semi-detached bungalow which is situated on a larger than average plot in a sought after area/estate. Being well presented and maintained and having garage and two driveways. Being close to tram routes and walking distance to Crystal Peaks. Perfect for buyers looking to downsize!

### SUMMARY

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### ENTRANCE PORCH/UTILITY 6'10" x 8'2"

Enter via uPVC door into the porch/utility with wooden flooring and under counter space for a washing machine and vented tumble dryer. Ceiling light, radiator and two windows. UPVC doors to the hallway and outside.

### HALLWAY

Having wallpapered walls, laminate flooring and storage cupboard. Two ceiling lights, radiator and access to the loft. Doors to the lounge, kitchen, two bedrooms and shower room.

### KITCHEN 9'6" x 11'9"

Comprising of modern wall and base units, contrasting worktops and tiled splash backs. Stainless steel sink with a drainer and mixer tap. Space for a freestanding cooker and space for a full height fridge/freezer. Ceiling light, window and vinyl flooring.

### LOUNGE 10'2" x 17'7"

A good sized, bright reception room with wallpapered walls, carpeted flooring and feature fireplace. Two ceiling lights, radiator and window to the front.

### BEDROOM ONE 8'8" x 13'10"

A good sized double bedroom with neutral decor, carpeted flooring and fitted furniture. Ceiling light, radiator and window to the rear.

### BEDROOM TWO 8'8" x 9'9"

A second bedroom which could be used as a dining room with neutral decor and carpeted flooring. Ceiling light, radiator and uPVC door to the rear garden.

### SHOWER ROOM 5'6" x 6'7"

Comprising of a shower cubicle with an overhead shower, pedestal sink and low flush WC. Ceiling light, radiator and obscure glass window. Part tiled walls and wooden flooring.

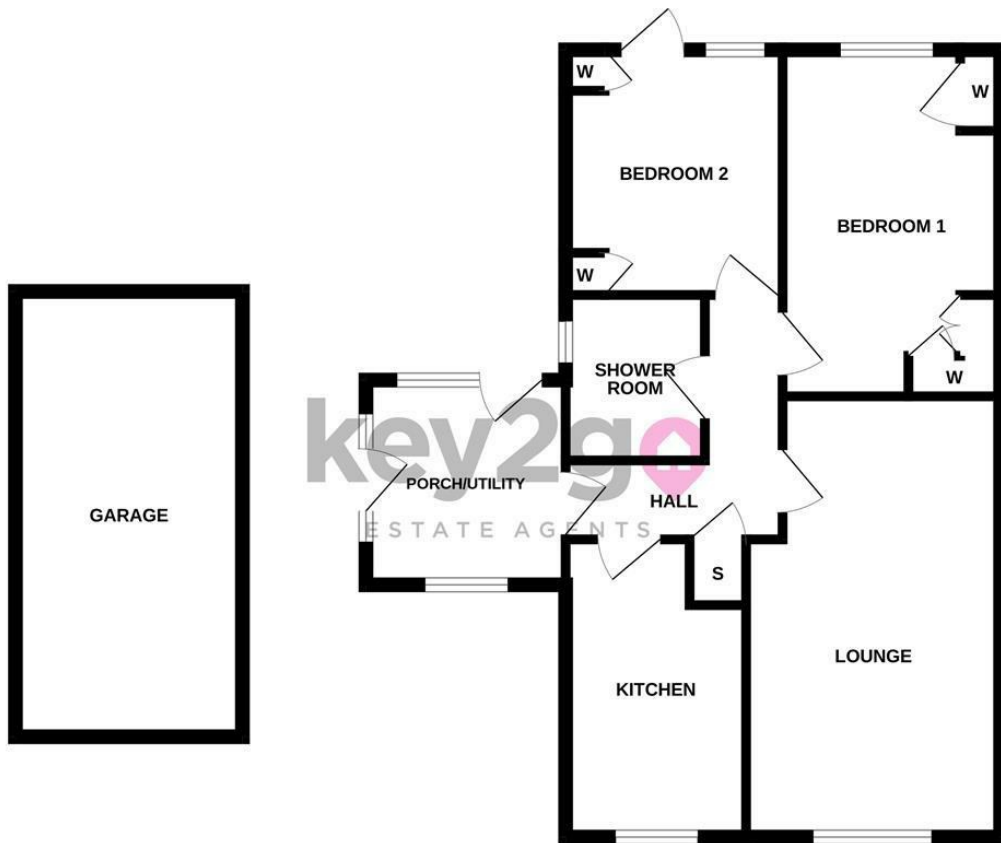
### OUTSIDE

Situated on a large corner plot with lawns to the front and side and well maintained shrubbery. Two driveways and garage with power and lighting. Gate to the private and enclosed rear garden with patio area and lawn area.

### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B

GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 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>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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	

