

## Marketing Preview



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

**£140,000**

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



**\*\* GUIDE PRICE £140,000 - £150,000 \*\*** A fantastic opportunity to purchase this ready to move into two bedroom semi-detached property which is situated in a quiet spot in a popular area. Offering a newly fitted bathroom, good sized private and enclosed garden and allocated parking. Walk away to tram stops and Mosborough amenities. Perfect for first time buyers or investors!

## SUMMARY

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## HALLWAY

Enter via uPVC door into the hallway with painted walls, ceiling light and radiator. Door to the lounge.

## LOUNGE 12'10" x 13'1"

Having white walls, laminate flooring and a feature fireplace. Ceiling light, radiator and window to the front. Stair rise to the first floor and door to the kitchen.

## KITCHEN 12'9" x 9'2"

A modern kitchen fitted with modern wall and base units, contrasting worktops and tiled splash back. Stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine. Ceiling light, radiator and window to the rear. Vinyl flooring and uPVC door to the rear.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, access to the loft and doors to the two bedrooms and bathroom.

## BEDROOM ONE 12'10" x 9'11"

A good sized double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the front.

## BEDROOM TWO 6'7" x 9'1"

A good sized single bedroom with two feature painted walls, carpeted flooring and a large over stairs storage cupboard. Ceiling light, radiator and window to the rear.

## BATHROOM 5'11" x 5'5"

A new and stylish bathroom having a 'P' shaped bath with an overhead and handheld shower, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Part tiled walls and vinyl flooring.

## OUTSIDE

To the front of the property is a maintenance free garden with astroturf lawn area, brick built store and a path to the side and rear.

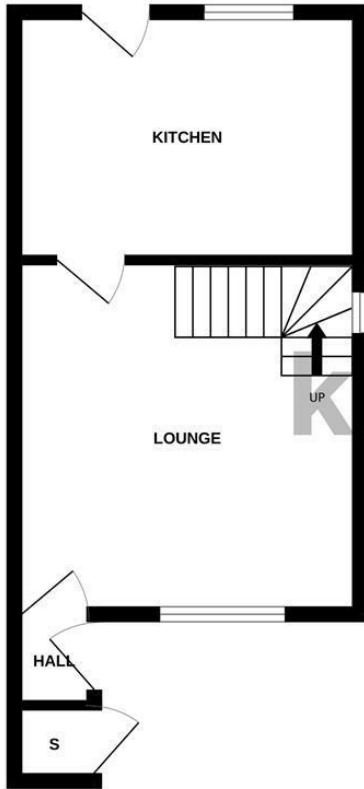
To the rear of the property is a landscaped, tiered and private garden which backs onto parkland with astroturf area, lawn and garden path. Shed and fencing.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED EXCEPT FOR ONE WINDOW
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A

GROUND FLOOR  
304 sq.ft. (28.2 sq.m.) approx.

1ST FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



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STATE AGENT

TOTAL FLOOR AREA: 589 sq.ft. (54.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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