

Marketing Preview



27 Beckton Court, Waterthorpe, Sheffield, S20 7LZ

£350,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



**** GUIDE PRICE £350,000 - £360,000 **** A fantastic opportunity to purchase this stunning, four good sized bedroom detached property which is tucked away in a corner position. Offering a stylish and open/plan kitchen, downstairs WC and master bedroom with ensuite. Also having off road parking and a garage. Walk away to Crystal Peaks and Drakehouse Retail Park. Good road links to the M1 Motorway and City Centre. Perfect family home!

SUMMARY

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HALLWAY

Enter via composite door into the open and welcoming hallway with herringbone style flooring, two ceiling lights and a radiator. Two storage cupboards and doors to the downstairs WC, lounge and kitchen/diner.

DOWNSTAIRS WC 5'0" x 2'10"

Comprising of a close coupled WC and pedestal sink. Ceiling light, radiator, fully tiled walls and continued flooring.

LOUNGE 18'0" x 10'2"

A bright and spacious reception room with white walls, carpeted flooring and a media wall with a feature fire. Two ceiling lights, two radiators and two windows to the front,

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, obscure glass window and access to the loft. Storage cupboard and doors to the four bedrooms and family bathroom.

BEDROOM ONE 9'5" x 10'2"

A good sized double bedroom with feature panelling to one wall, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the front. Door to the ensuite.

ENSUITE 8'6" x 2'11"

Comprising of a shower cubicle with an overhead shower, vanity wash basin and close coupled WC. Spotlighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring,

BEDROOM TWO 10'6" x 8'9"

A second double bedroom with a feature wallpapered wall, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the rear.

BEDROOM THREE 6'9" x 10'6"

A third generous sized single bedroom with a feature painted wall and carpeted flooring, Ceiling light, radiator and window to the front.

BEDROOM FOUR 7'4" x 10'2"

A fourth single bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the rear.

BATHROOM 8'6" x 4'11"

Having a bath with a mixer shower tap, vanity wash basin and

back to wall WC. Spotlighting, chrome ladder style radiator and two obscure glass windows. Acrylic sheeting to the walls and laminate flooring.

OUTSIDE

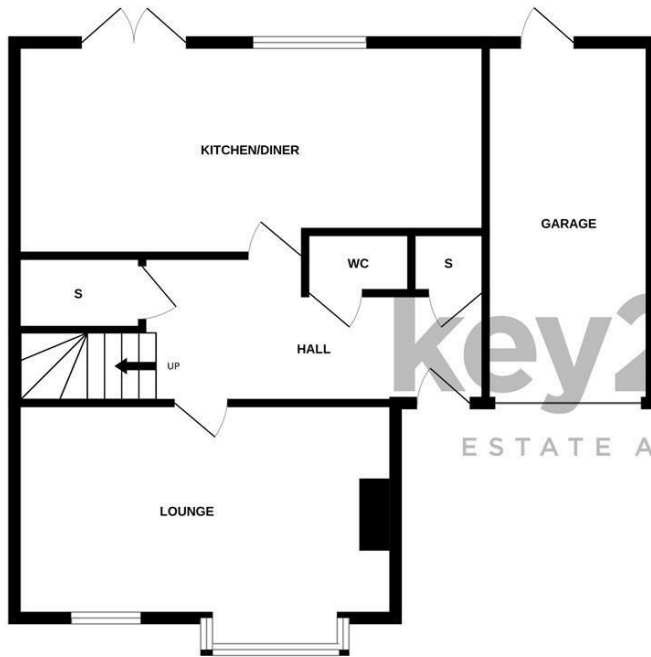
To the front of the property is a brick paved and slate chipping driveway with ample off road parking, access to the garage with power and lighting and path to the rear.

To the rear of the property is a private garden with a patio, lawn area and shed. Shrubbery and hedging.

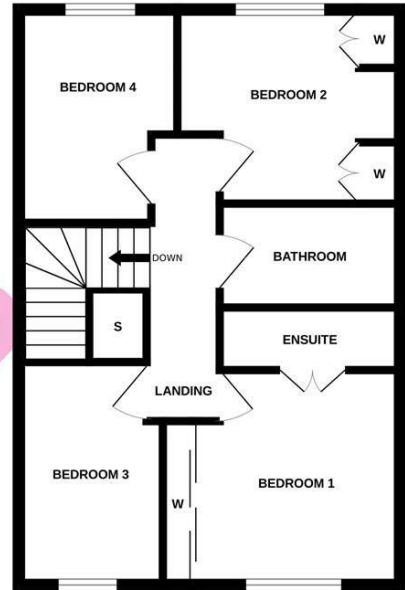
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND D - SHEFFIELD CITY COUNCIL

GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 1194 sq.ft. (111.0 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) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

