

## Marketing Preview



**89 Thorpe Drive, Waterthorpe, Sheffield, S20 7HU**

**£167,500**

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





CHAIN FREE!! A fantastic opportunity to purchase this two bedroom end of terrace property which is situated set back in a private location in a popular area. Offering a conservatory, off road parking and a private and enclosed rear garden. Close to great amenities and road links to the City Centre. Perfect for first time buyers!

## SUMMARY

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## PORCH

Enter via uPVC door into the porch with neutral decor, tiled flooring and door to the kitchen/diner.

## KITCHEN/DINER 12'10" x 10'1"

A modern and stylish kitchen/diner fitted with ample wall and base units, contrasting worktops and tiled splash back. Integrated oven, electric hob and extractor fan. Integrated fridge/freezer and space for a washing machine. Spotlighting, window and vinyl flooring. Door to the lounge.

## LOUNGE 12'11" x 13'5"

A good sized reception room with carpeted flooring, feature fireplace with surround and stair rise to the first floor. Ceiling light, radiator and door to the conservatory.

## CONSERVATORY 11'3" x 10'0"

A great extra living space with neutral decor and tiled flooring. Ceiling light, radiator and door to the rear.

## STAIRS/LANDING

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

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

A spacious double bedroom with carpeted flooring and a large walk in wardrobe with extra over stairs storage space and sliding doors. Ceiling light, radiator and window to the rear.

## BEDROOM TWO 6'11" x 10'1"

A single bedroom with neutral decor, laminate flooring and built in wardrobes. Ceiling light, radiator and window.

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

Comprising of a bath with an overhead and handheld shower, close coupled WC and sink. Radiator, obscure glass window and vinyl flooring.

## OUTSIDE

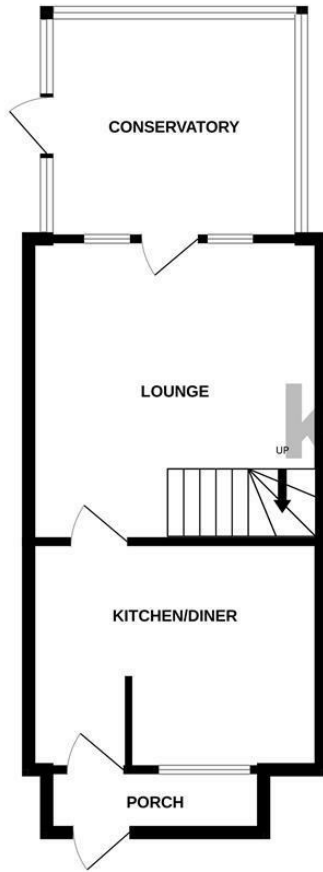
To the front of the property is a small lawn area and path to the front door.

To the rear of the property is a private, enclosed and low maintenance garden with artificial lawn, shrubbery and gate leading to the car park with an allocated parking space.

## PROPERTY DETAILS

- LEASEHOLD, £30PA GROUND RENT, 54 YEARS REMAINING - CURRENTLY GOING THROUGH THE PROCESS OF PURCHASING
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 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>                          |                         | <b>84</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>66</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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