

Marketing Preview



19 Redfern Grove, Waterthorpe, Sheffield, S20 7LQ

£160,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this two double bedroom semi-detached property situated on a quiet road. Having off road parking and generous sized rear garden. Within walking distance to main transport links and close to Crystal Peaks Shopping Centre and Drakehouse Retail Park.

SUMMARY

CHAIN FREE!! A fantastic opportunity to purchase this two double bedroom semi-detached property situated on a quiet road. Having off road parking and generous sized rear garden. Within walking distance to main transport links and close to Crystal Peaks Shopping Centre and Drakehouse Retail Park.

LOUNGE 12'6" x 17'8"

Enter through UPVC door into lounge with feature wallpapered wall and carpet flooring. Ceiling light, radiator and window to the front. Stair rise to first floor landing and under stairs storage cupboard.

KITCHEN 12'6" x 6'11"

Fitted with wall and base units, wood effect worktops and tiled splash backs. Stainless steel sink with drainer and mixer tap. Space for freestanding cooker and boiler. Ceiling light, radiator and two windows. UPVC door to rear.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light and access to loft. Doors to two bedrooms and bathroom.

BEDROOM ONE 12'5" x 11'1"

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

BEDROOM TWO 12'5" x 7'1"

A second double bedroom with two feature wallpapered walls, carpet flooring and over stairs storage cupboard. Ceiling light, radiator and window to the rear.

BATHROOM 4'11" x 8'4"

A modern bathroom comprising of bath with over head electric shower, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Fully tiled walls and vinyl flooring.

OUTSIDE

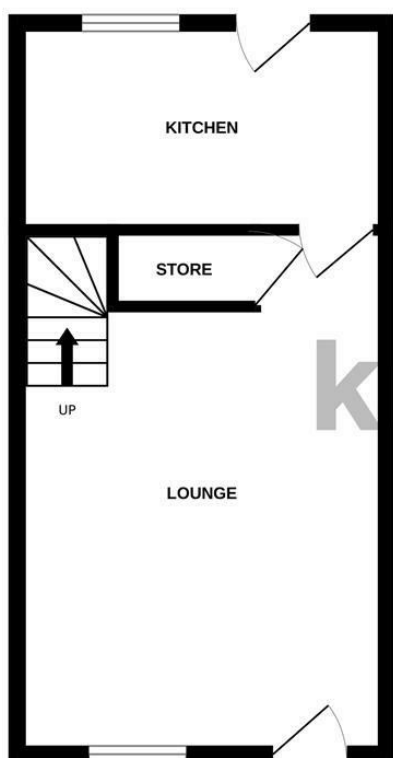
To the front of the property is a driveway for two cars, lawn and gate to rear.

To the rear of the property is an enclosed garden with patio, lawn and shrubbery. Shed and fencing.

PROPERTY DETAILS

- LEASEHOLD, 54 YEARS REMAINING, £25.00PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- CAVITY WALL INSULATION
- WATER ON A METER
- ULTRA FAST FIBRE AVAILABLE
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR
308 sq.ft. (28.7 sq.m.) approx.




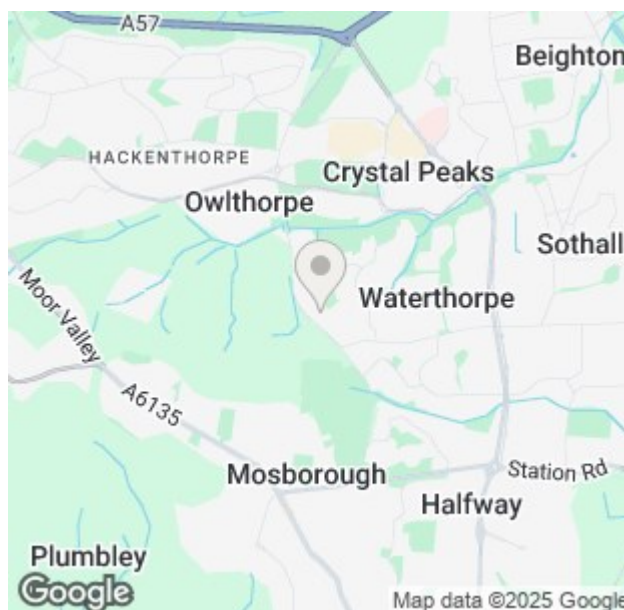
1ST FLOOR
308 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 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	56	88
(81-91) B		
(69-80) C		
(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		



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