

## Marketing Preview



**1 Waterthorpe Glen, Westfield, Sheffield, S20 8NB**

**£225,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



**\*\* GUIDE PRICE £225,000 - £235,000 \*\*** A fantastic opportunity to purchase this beautifully presented throughout and ready to move into three bedroom semi-detached property which is situated on a large plot. Offering modern decor throughout, a modern open plan kitchen/diner and a downstairs WC. Also having a garage and a generous sized rear garden which is on a sunny, south west facing corner plot. Close to amenities and transport links nearby. Perfect for first time buyers or families alike!

## SUMMARY

**\*\* GUIDE PRICE £225,000 - £235,000 \*\*** A fantastic opportunity to purchase this beautifully presented throughout and ready to move into three bedroom semi-detached property which is situated on a large plot. Offering modern decor throughout, a modern open plan kitchen/diner and a downstairs WC. Also having a garage and a generous sized rear garden which is on a sunny, south west facing corner plot. Close to amenities and transport links nearby. Perfect for first time buyers or families alike!

## PORCH

Enter via a uPVC door into the porch with neutral decor and tiled flooring. Doors to the downstairs WC and hallway with an under stairs storage cupboard.

## DOWNSTAIRS WC 4'7" x 2'5"

A modern WC having a close coupled WC, a sink with storage and tiled flooring. Ceiling light, radiator and an obscure glass window.

## KITCHEN/DINER 16'9" x 13'2"

An open plan, spacious and modern kitchen/diner fitted with ample wall and base units, a larder cupboard and worktops. Integrated double oven, electric hob and extractor fan. Space for an American style fridge/freezer and a washing machine. Two ceiling lights, window and laminate flooring. Open to the conservatory/snug.

## CONSERVATORY/SNUG 8'8" x 10'10"

A great and bright extra space with neutral decor, exposed brick and laminate flooring. Ceiling light, window and double doors to the rear.

## LOUNGE 16'8" x 10'4"

A spacious reception room with neutral decor and laminate flooring. Two ceiling lights, two wall lights, radiator and two windows.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, a ceiling light and an obscure glass window. Two generous sized storage cupboards and doors to the three bedrooms and bathroom.

## BEDROOM ONE 13'2" x 11'1"

A double bedroom with neutral decor, laminate flooring and access to the loft. Ceiling light, radiator and window.

## BEDROOM TWO 9'8" x 9'4"

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

## BEDROOM THREE 6'9" x 7'6"

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

## BATHROOM 5'5" x 6'9"

A modern and stylish bathroom having a bath with an overhead and handheld shower, sink with storage and a close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled walls and laminate flooring.

## OUTSIDE

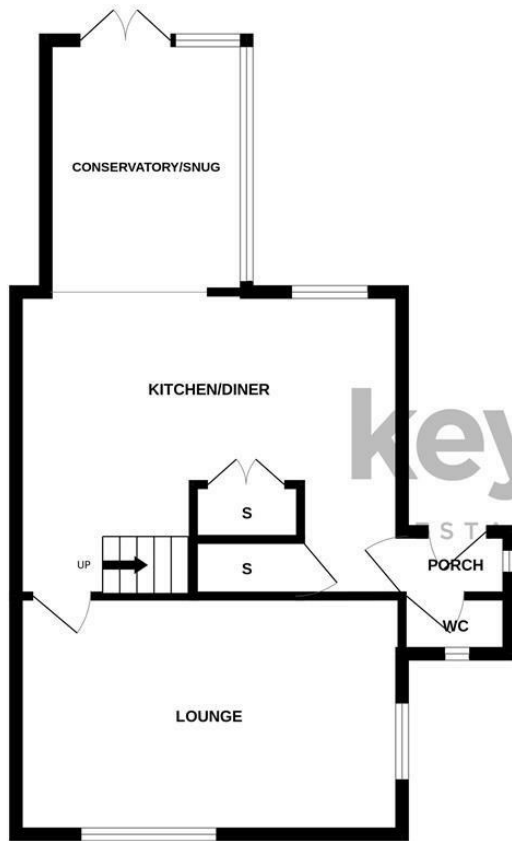
To the front of the property is a lawn area.

To the rear of the property is a private, enclosed and well presented garden with a lawn area, patio area and access to the garage. The rear garden is on a sunny, south west facing corner plot.

## PROPERTY DETAILS

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

GROUND FLOOR  
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 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.  
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>