

Marketing Preview



16 Westcroft Glen, Westfield, Sheffield, S20 8ED

£110,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



A unique opportunity to purchase this two bedroom ground floor flat which is tucked away and has its own entrance. Offering a modern kitchen and bathroom. Also having a generous sized and private garden and allocated parking. A short walk to Mosborough amenities and road links to the M1 Motorway and City Centre. Perfect for first time buyers or buyers looking to downsize!

SUMMARY

A unique opportunity to purchase this two bedroom ground floor flat which is tucked away and has its own entrance. Offering a modern kitchen and bathroom. Also having a generous sized and private garden and allocated parking. A short walk to Mosborough amenities and road links to the M1 Motorway and City Centre. Perfect for first time buyers or buyers looking to downsize!

HALLWAY

Access to the front door via a shared gate with the neighbour and through a uPVC door leading to the hallway with white walls and laminate flooring. Ceiling light, radiator and two storage cupboards. Doors to the lounge, two bedrooms and bathroom.

LOUNGE 10'9" x 14'4"

A spacious reception room with a feature wallpapered wall and laminate flooring. Ceiling light, radiator and window to the front. Door to the kitchen.

KITCHEN 7'9" x 8'9"

Fitted with wall and base units, contrasting worktops and acrylic splash back. One and a half stainless steel splash back. Oven, hob and extractor fan. Under counter space for a washing machine and space for a full height fridge/freezer. Ceiling light, tile effect flooring and a uPVC door to the garden.

BEDROOM ONE 12'5" x 9'4"

A good sized double bedroom with a feature wallpapered wall and laminate flooring. Ceiling light, radiator and window to the front.

BEDROOM TWO 8'4" x 6'6"

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

BATHROOM 6'9" x 5'10"

A modern bathroom having a bath with an overhead shower, vanity wash basin and close coupled WC. Spotlighting, ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

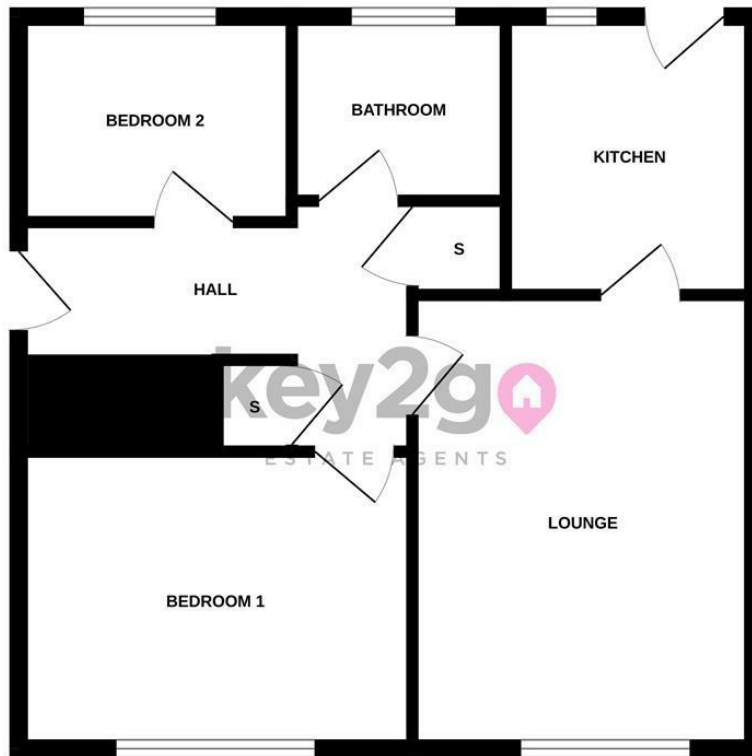
OUTSIDE

To the rear of the property is a private, enclosed and low maintenance garden with a patio and decking area. Gate to the communal car park with one allocated parking space.

PROPERTY DETAILS

- LEASEHOLD, 100 YEARS REMAINING, £100PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 524 sq.ft. (48.7 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 |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 64 | |
| (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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