

## Marketing Preview



**40 Harwood Gardens, Waterthorpe, Sheffield, S20 7LE**

**£240,000**

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





CHAIN FREE! This well-presented three-bedroom semi-detached home offers driveway parking for two cars along with an attached garage. Inside, the property features a modern kitchen and bathroom, while outside boasts a generous and private rear garden. Situated in a popular area close to schools and local amenities, it makes the perfect choice for first-time buyers, couples, or families.

## SUMMARY

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Enter the property via the side into a long and spacious hallway, providing access to the kitchen, lounge, stairs, and a large storage cupboard. The modern and stylish kitchen is fitted with ample wall and base units, an integrated double oven, gas hob with extractor, and space for appliances including a washing machine, tall fridge freezer, and dishwasher. The spacious lounge/diner is neutrally decorated with two feature walls, offering plenty of room for dining and entertaining, with double doors leading out to the rear garden.

Carpeted stairs with handrail lead up to the first-floor landing, where there is a large storage cupboard. The first bedroom is a spacious double, carpeted with a window and two feature wallpapered walls. The second bedroom is also a double, with carpet, window, and two feature wallpapered walls. The third bedroom is a generous single or small double, neutrally decorated with a wallpapered feature wall, carpet, and window. The bathroom is modern and stylish, fully tiled and fitted with a large storage unit incorporating the WC and sink, a bath with shower over, and a window for natural light.

To the front, there is a low-maintenance garden with a driveway providing off-road parking for two cars, access to the attached garage, and a secure gate. To the rear, the property enjoys a private and enclosed garden that is well presented and generous in size. It features a patio area with steps leading up to a lawned section, complemented by established plants and enclosed with fencing for added privacy.

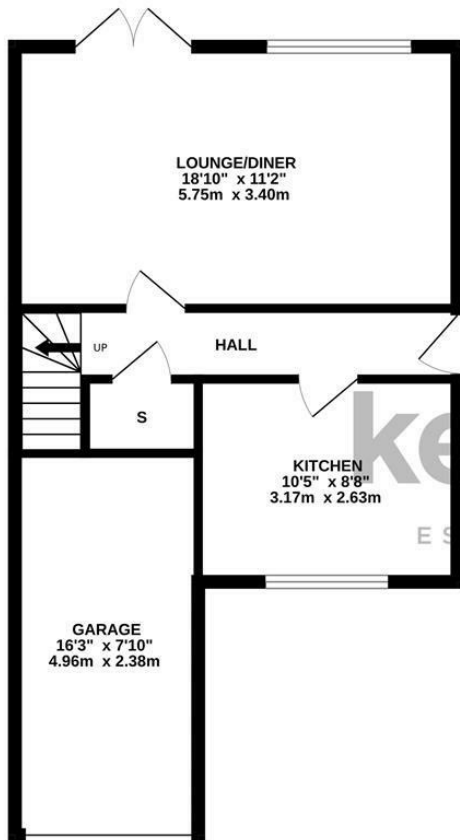
## PROPERTY DETAILS

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

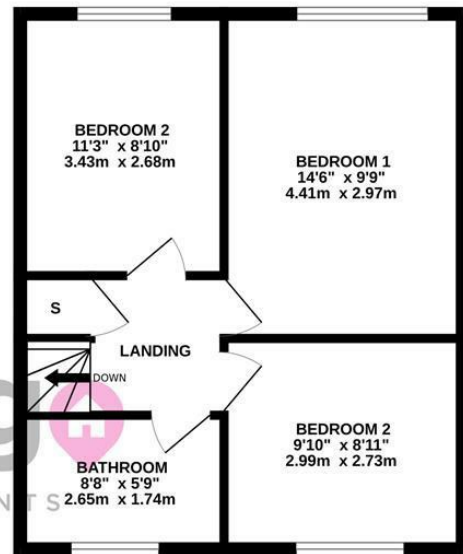
FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



GROUND FLOOR



1ST FLOOR



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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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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