

## Marketing Preview



**15 Booth Croft, Waterthorpe, Sheffield, S20 7JH**

**£150,000**

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



**\*\* GUIDE PRICE £150,000 - £160,000 \*\* CHAIN FREE!!** A fantastic opportunity to purchase this deceptively spacious three bedroom end of terrace property which is situated on a quiet cul-de-sac. Offering two good sized reception rooms, stylish kitchen/diner and downstairs WC. Also having off road parking and being ready to move into. Walking distance to Crystal Peaks, amenities and road links to Sheffield City Centre. Perfect family home!

### SUMMARY

**\*\* GUIDE PRICE £150,000 - £160,000 \*\* CHAIN FREE!!** A fantastic opportunity to purchase this deceptively spacious three bedroom end of terrace property which is situated on a quiet cul-de-sac. Offering two good sized reception rooms, stylish kitchen/diner and downstairs WC. Also having off road parking and being ready to move into. Walking distance to Crystal Peaks, amenities and road links to Sheffield City Centre. Perfect family home!

### HALLWAY

Enter via uPVC door into the spacious hallway with painted walls and carpeted flooring. Ceiling light, radiator and stair rise to the first floor landing. Doors to the lounge, kitchen/diner and downstairs WC.

### LOUNGE 10'5" x 13'9"

A spacious reception room with part painted walls, carpeted flooring and a fireplace. Ceiling light, radiator and window to the front.

### KITCHEN/DINER 16'9" x 11'4"

A stylish kitchen/diner with ample high gloss wall and base units, contrasting worktops and tiled splash back. Stainless steel sink with a drainer and mixer tap. Space for a freestanding cooker, under counter space for a washing machine and under counter space for a tumble dryer. Two ceiling strip lights, radiator and window to the rear. Boiler, part vinyl/part carpeted flooring and a large walk in storage cupboard. Patio doors to the rear.

### DOWNSTAIRS WC 5'10" x 2'9"

Comprising of a wash basin and low flush WC. Ceiling light, radiator and obscure glass window. Fully tiled walls and vinyl flooring.

### STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, window and access to the loft. Over stairs storage cupboard and doors to the three bedrooms and shower room.

### BEDROOM ONE 10'7" x 14'11"

A generous sized double bedroom with part painted walls and carpeted flooring, Ceiling light, radiator and window to the front.

### BEDROOM TWO 10'6" x 13'2"

A second large double bedroom with part painted walls and carpeted flooring, Ceiling light, radiator and window to the rear.

### BEDROOM THREE 7'10" x 8'2"

A third generous sized single bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the front.

### SHOWER ROOM 7'1" x 8'5"

Comprising of a shower cubicle with an electric shower, vanity

wash basin and back to wall WC. Ceiling light, ladder style radiator and obscure glass window. Acrylic sheeting to the walls and vinyl flooring.

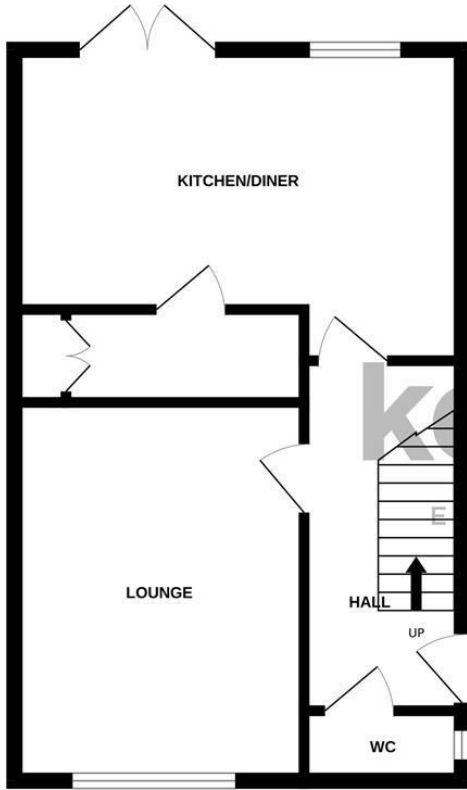
### OUTSIDE

To the front of the property is a double driveway. To the rear of the property is a good sized enclosed garden with concrete yard and new fencing.

### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A

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.  
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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	

