



## Marketing Preview



**26 Waterthorpe Crescent, Westfield, Sheffield, S20 8LU**  
**£210,000**

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



**CHAIN FREE!** Set on an appealing corner plot and boasting masses of potential, this three bedroom home offers two sizeable reception rooms, a downstairs WC and a spacious utility room. Also having an enclosed garden, off road parking and garage. With a perfect location for tram, bus, Crystal Peaks and Drakehouse Retail Park within walking distance, and close to a wide choice of schools. A perfect family home!

## **SUMMARY**

**CHAIN FREE!** Set on an appealing corner plot and boasting masses of potential, this three bedroom home offers two sizeable reception rooms, a downstairs WC and a spacious utility room. Also having an enclosed garden, off road parking and garage. With a perfect location for tram, bus, Crystal Peaks and Drakehouse Retail Park within walking distance, and close to a wide choice of schools. A perfect family home!

Entrance into the useful entrance hallway with the downstairs WC. A good size kitchen/diner to the front, with the stairs rising to the first floor and access through to a large lounge with patio doors opening to the rear garden. A doorway leads to the spacious utility room, with further doors from the utility to the garage and the rear garden.

Stairs rise to the first floor, giving access to two double bedrooms and a single bedroom, along with the bathroom and a store cupboard.

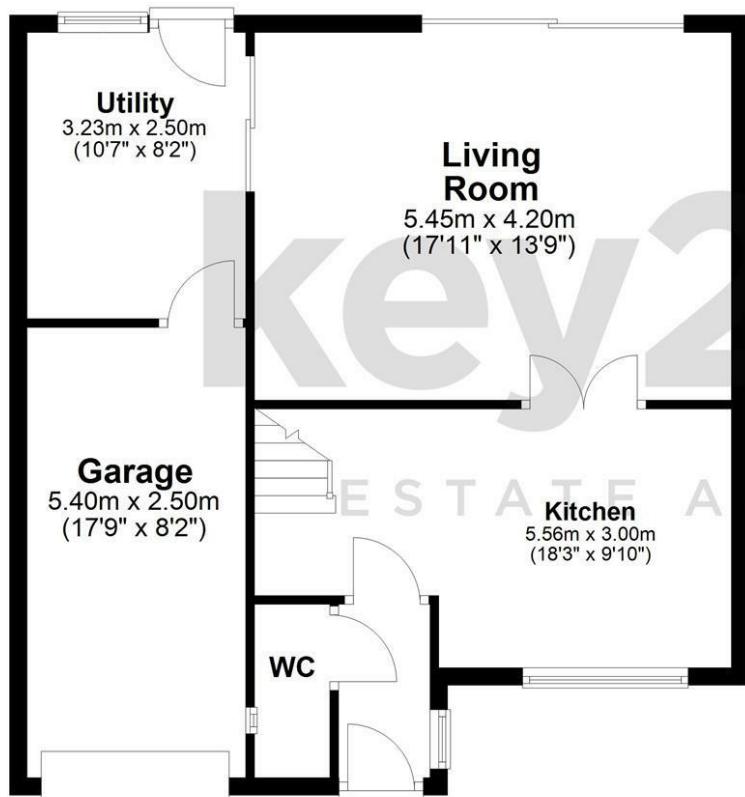
Front driveway with off road parking and access to the garage, complemented by flower beds with mature trees and shrubbery. The rear includes patio, pergola, lawn, hedging, mature trees and shrubbery, with a pergola and side gate.

## **PROPERTY DETAILS**

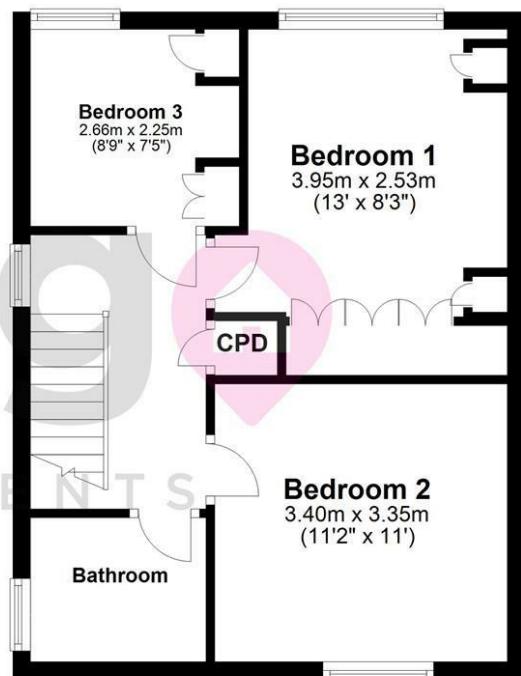
- FREEHOLD - £120PA SERVICE CHARGE TO BE PAID TO WATHERTHORPE LIMITED
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



| 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>                            | 71                      | 79        |
| (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 |           |

