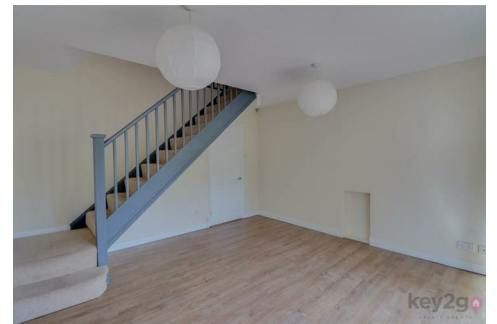




## Marketing Preview



**64 Thorpe Drive, Waterthorpe, Sheffield, S20 7JU**

**£170,000**

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



CHAIN FREE! A fantastic opportunity to purchase this two-bedroom semi-detached property situated on a quiet road. The property benefits from an enclosed rear garden and off road parking, making it perfect for a first-time buyer or investor. Conveniently located close to amenities and within walking distance of Crystal Peaks and Drakehouse Retail Park, with excellent road links to the City Centre and M1 motorway.

## SUMMARY

CHAIN FREE! A fantastic opportunity to purchase this two-bedroom semi-detached property situated on a quiet road. The property benefits from an enclosed rear garden and off road parking, making it perfect for a first-time buyer or investor. Conveniently located close to amenities and within walking distance of Crystal Peaks and Drakehouse Retail Park, with excellent road links to the City Centre and M1 motorway.

Entrance into the hallway, which has a storage cupboard and doors to the kitchen and lounge. The kitchen is fitted with wall and base units and space for a freestanding cooker. The lounge has sliding patio doors leading to the rear garden and stairs rising to the first floor.

Stairs rise to the first-floor landing, which has doors leading to the two bedrooms and bathroom. Bedroom one is a double bedroom with a window to the rear and an over-stairs storage cupboard. Bedroom two has a window overlooking the front. The bathroom is fitted with a bath, unit with wash basin and W/C, and a shower cubicle. The property also has a loft hatch with a ladder to the loft which is ideal for storage.

To the front of the property is a gated lawn area with access to the rear via a gate to the side. The rear garden is low maintenance and enclosed, featuring a patio area, pebbled areas, and decking.

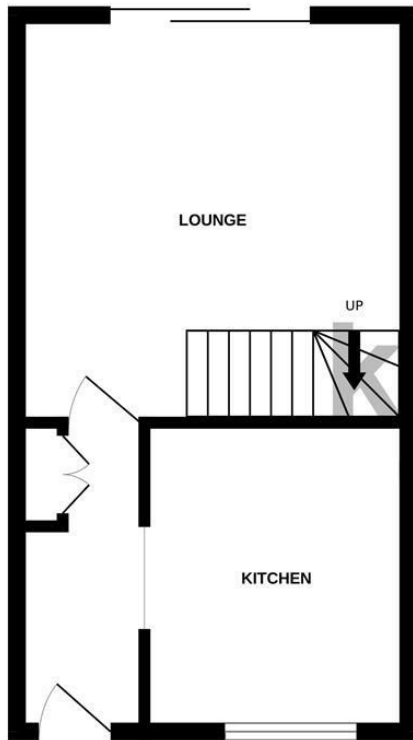
## PROPERTY DETAILS

- LEASEHOLD, 101 YEARS REMAINING, £105PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND A - 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>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	

