



**Blackdown Close, Waterthorpe Sheffield S20 7NF**



**welcome to**

**Blackdown Close, Waterthorpe Sheffield**

Guide Price \*\*\*\*£190,000 - £200,000\*\*\*\* This two-bedroom detached bungalow is situated in a cul-de-sac location, offering excellent access to Crystal Peaks and the Supertram networks. Please note, the lease is in the process of being extended by the vendor and it will be 105 years after extension.



## Hall

The space includes an entrance door, a radiator, a storage cupboard, and loft access can be obtained.

## Lounge

20' 2" x 12' 4" ( 6.15m x 3.76m )

Having front facing double glazed, two radiators and patio doors leads to the rear garden.

## Kitchen

8' 11" x 7' 11" ( 2.72m x 2.41m )

The kitchen features wall and base units, along with an inset sink that includes one and a half bowls. It is equipped with a non-functional electric oven and hob, as well as designated space and plumbing for a washing machine. Additionally, there is a front-facing double glazed window.

## Bedroom One

11' 6" x 11' ( 3.51m x 3.35m )

Rear facing double glazed window and radiator.

## Bedroom Two

9' 5" x 7' 11" ( 2.87m x 2.41m )

A double-glazed window positioned at the front, accompanied by a radiator.

## Bathroom

A colored suite featuring a bathtub with an overhead shower, a water closet, and a washbasin. The walls are partially tiled, and there is a radiator along with a double-glazed window facing the rear.

## Drive

There is a driveway to the side of the bungalow.

## Gardens

The property features a graveled garden at the front. At the rear, there is a charming enclosed garden adorned with various plants and shrubs.



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## Blackdown Close, Waterthorpe Sheffield

- Detached Bungalow
- Two Bedrooms
- No chain & cul de sac position
- Enclosed rear garden
- Spacious lounge with patio doors

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 30.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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