



## 8 Middlecliff Court, Waterthorpe, Sheffield, South Yorkshire, S20 7HV Offers In The Region Of £270,000

- Detached Bungalow
- NO CHAIN
- uPVC Double Glazed Windows
- Mature Gardens
- Close To Local Amenities
- Three Bedrooms
- Close To Good Transport Links
- Gas Central Heating
- Off Road Parking
- Conservatory

# 8 Middlecliff Court, Sheffield S20 7HY

Andersons are delighted to bring to the market this three bedroom detached bungalow which is offered for sale with no chain and vacant possession.

Situated in the convenient and popular residential suburb of Waterthorpe nestled on the picturesque South East edge of Sheffield and yet only 6.5 miles from the City Centre. Whilst the property does require a scheme of modernisation and cosmetic upgrading it does have gas central heating, double glazed windows and doors, off road parking and enjoys lovely mature gardens. Local shops and amenities can be found close by, or a wider range of shopping and retail outlets can be found at Crystal Peaks and Drakehouse Retail Park. There are also some splendid local walks in the vicinity leading out towards the open countryside or at Rother Valley which also enjoys access to a wide range of water sports.

Please note: Whilst the property is currently subject to a short lease the vendors are in the process of purchasing the freehold. At the time of marketing the purchase of the freehold is underway and we anticipate that the freehold will be in place by the time a normal conveyance completes. Speak to the agent for more details.



Council Tax Band: C



## ACCOMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Having a modern composite entrance door, a central heating radiator and coving to the ceiling.

#### BEDROOM THREE/STUDY

Having a front facing uPVC double glazed window, a fanlight and a central heating radiator.

#### LIIVING ROOM / DINER

22'1" x 10'7"

A well-proportioned lounge/diner which benefits from a uPVC double glazed bow window which looks onto front garden. There are also two central heating radiators, coving to the ceiling, a fan light and a modern electric mounted fire.

#### KITCHEN

9'0" x 8'4"

Fitted with a comprehensive range of units above and below roll top work surfaces which incorporates a stainless steel one and a half bowl sink with drainer and flexi-hose tap, double electric oven with four ring ceramic hob and chimney extractor over. There are also tiled splash backs, space and plumbing for an automatic washing machine, a double uPVC glazed window and fan light,

#### INNER LOBBY

Having an airing cupboard which houses the hot water cylinder and providing useful storage.

#### BEDROOM ONE

14'1" x 10'6"

Having a rear facing uPVC double glazed window, a central heating radiator and built in wardrobes. A uPVC door leads into the conservatory.

#### BEDROOM TWO

10'5" 8'11"

Having a rear facing uPVC double glazed window and a central heating radiator.

#### SHOWER ROOM

5'10" x 5'5"

Fitted with a three piece suite comprising of a shower cubicle with thermostatic shower, a low flush w/c and wash hand basin. There are tiles to the walls and floor, chrome towel radiator and a side facing uPVC double glazed window.

#### CONSERVATORY

10'9" x 10'1"

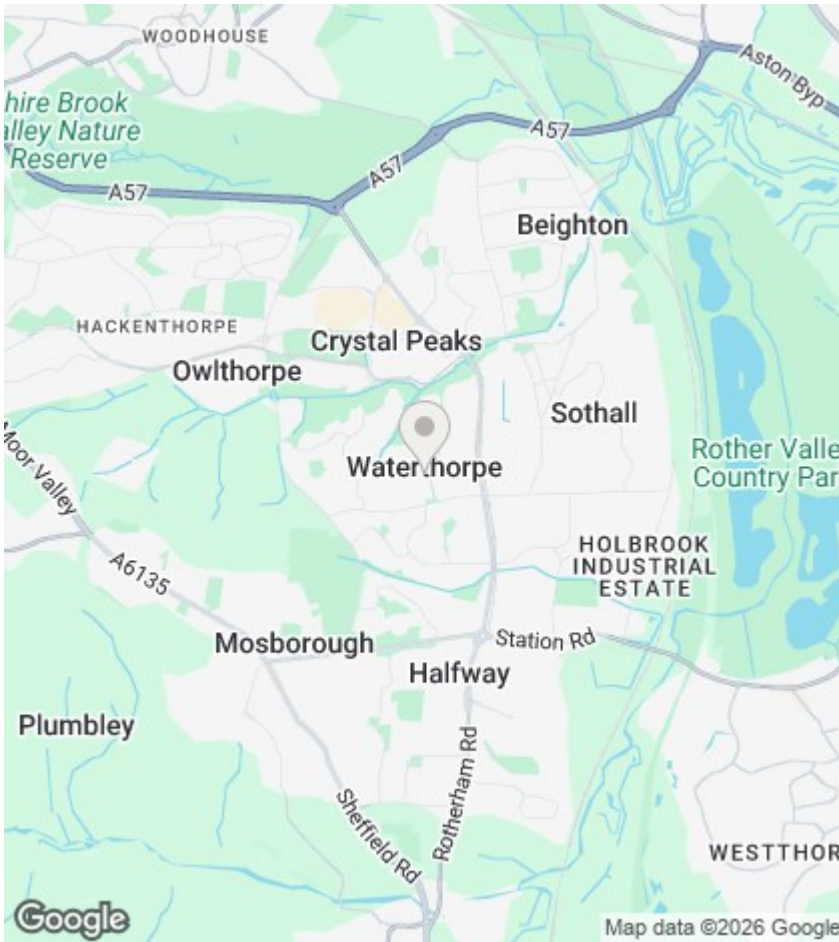
Having uPVC double glazed windows which over look the rear garden and a central heating radiator.

#### OUTSIDE

To the front of the property sees a mature garden with mature floral and shrub beds. A driveway provides ample car standing space. Gated access leads to the side of the property where there is an area suitable for bin storage. There is a well stocked garden to the rear with shed and a greenhouse.

#### GENERAL

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## Directions

## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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	

Approx. 100 sq. metres (1076 sq. feet)

