



## Marketing Preview



**18 Booth Close, Waterthorpe, Sheffield, S20 7JN**

**£170,000**

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



Ideal for first-time buyers or a small family, this home is tucked away on a quiet road. Featuring two spacious reception rooms, ample built-in storage, and a landscaped garden. Conveniently located within walking distance of the tram stop, Crystal Peaks, and Drakehouse Retail Park.

## SUMMARY

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A spacious and welcoming hallway with stairs rising to the first floor. Bright lounge to the front. To the rear, a large kitchen/diner fitted with modern wall and base units, benefitting from a generous understairs storage cupboard and direct access to the rear garden.

To the first floor are three useful storage cupboards, one of which houses the hot water tank. The master bedroom benefits from a rear-facing window and a generous over-stairs storage cupboard/walk-in wardrobe. There is also a well-proportioned double bedroom, a generous single bedroom, and a modern bathroom.

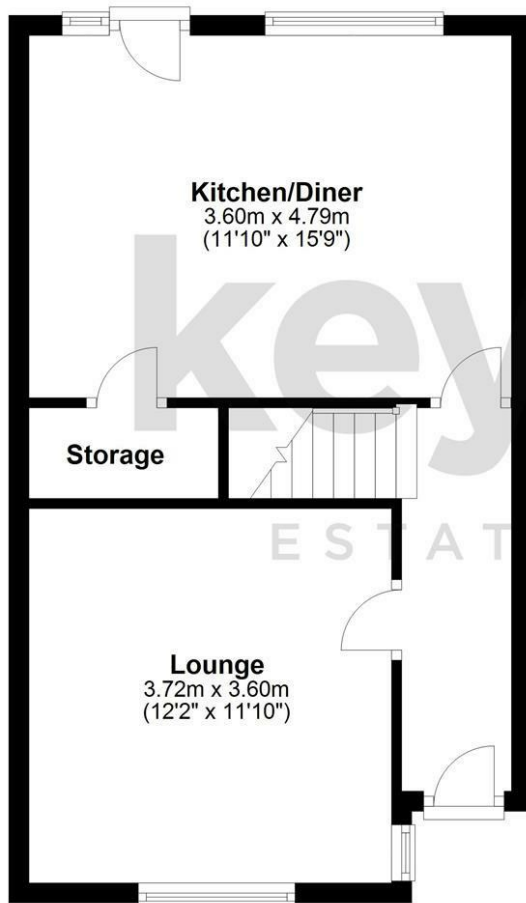
To the front is a brick-paved patio area. To the rear, a landscaped garden featuring a patio, lawn, and fenced boundaries, along with a BBQ outhouse.

## PROPERTY DETAILS

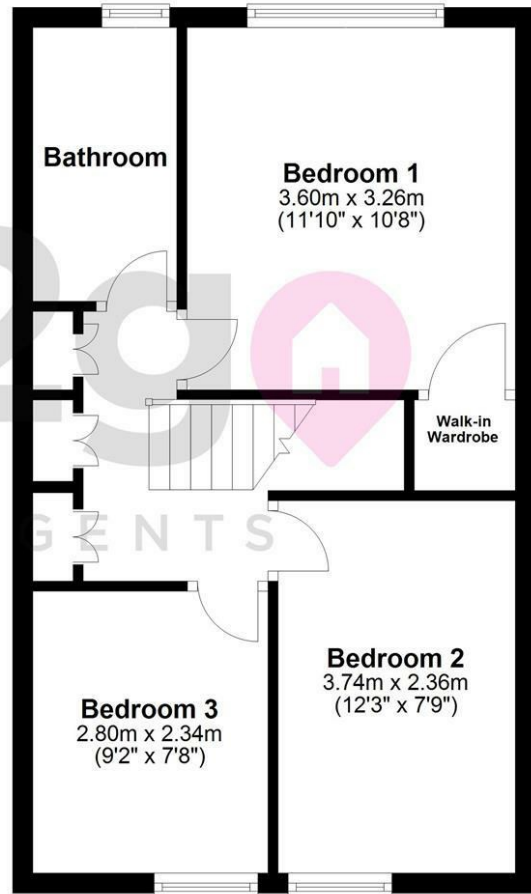
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- CONVENTIONAL BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

