

## Marketing Preview

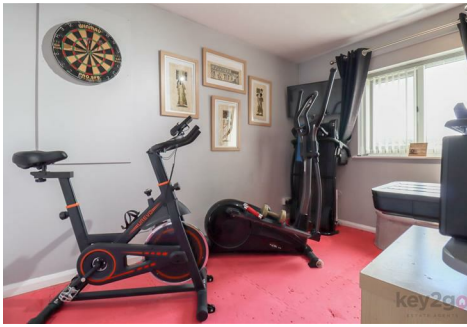


**56 Pentland Gardens, Waterthorpe, Sheffield, S20 7NQ**

**£185,000**

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





A unique opportunity to purchase this deceptively spacious two bedroom semi-detached property which is situated on a large corner plot. Offering a two reception rooms, driveway, garage and car port. Walking distance to Crystal Peaks, Drakehouse, tram routes and bus routes. Perfect for first time buyers or buyers looking to downsize!

## SUMMARY

A fantastic opportunity to purchase this deceptively spacious two-bedroom semi-detached home, set on a generous corner plot. The property offers two reception rooms, a driveway, garage, and car port, and is within walking distance of Crystal Peaks, Drakehouse, and excellent tram and bus links. Ideal for first-time buyers or those looking to downsize!

Enter through the side hallway, which offers a handy storage cupboard and access to the kitchen/diner with doors leading out to the rear garden. Another door opens into the lounge, featuring a fireplace and the staircase to the first floor.

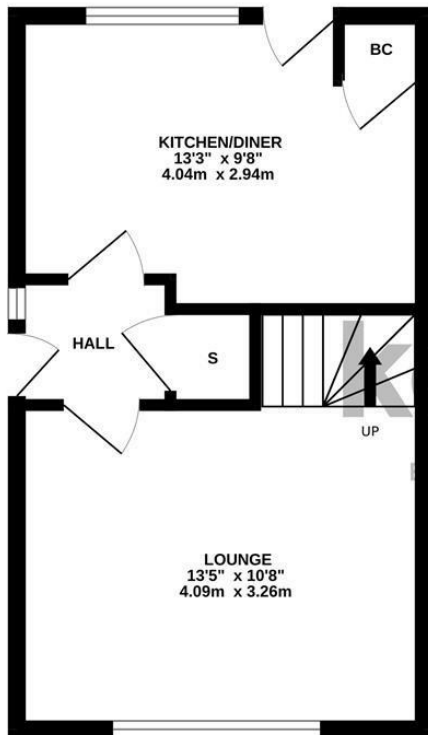
The first floor offers a double bedroom overlooking the rear garden, a second double bedroom with an over-stairs storage cupboard, and a spacious bathroom complete with a vanity unit.

Situated on a large corner plot, the property enjoys landscaped gardens to both the front and rear. The front features a lawn with fencing to the boundaries, while the rear offers tiered lawns with astroturf, two carp ponds, and steps leading to the summer house, complete with power, lighting, decking, and hedging for privacy. There is also access to the garage/carport with double doors opening to the allocated driveway.

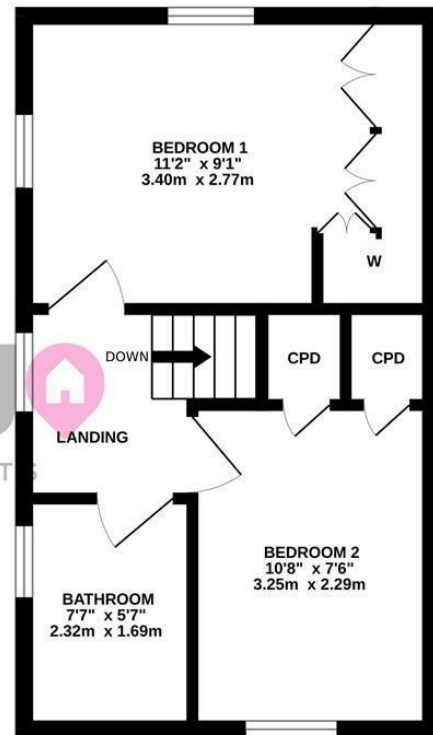
## PROPERTY DETAILS

- LEASEHOLD, 138 YEARS REMAINING, £150PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

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>                          |                            | <b>86</b>                                                                           |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            | <b>60</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<br>2002/91/EC |  |

