

Marketing Preview



32 Clayton Hollow, Waterthorpe, Sheffield, S20 7HP

£160,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



A fantastic opportunity to purchase this spacious, three bedroom end townhouse which is situated in a popular location. Offering a modern kitchen, downstairs WC and enclosed garden. Close to great amenities, road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A

SUMMARY

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HALLWAY

Enter via uPVC door into the hallway with part wood panelled walls, ceiling light and radiator. Smoke alarm and central heating thermostat. Stair rise to the first floor and doors to the WC, lounge, kitchen/diner.

WC

Comprising of a wash basin and low flush WC. Ceiling light obscure glass window and wooden flooring.

LOUNGE 13'9" x 10'5"

Having tasteful decor, feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the front. Telephone point and a feature fireplace with a tiled back.

KITCHEN/DINER 16'8" x 10'5"

Fitted with ample high gloss wall and base units, contrasting worktops and tiled splash back. One and a half sink with a chrome mixer tap. Space for a freestanding cooker, washing machine and full height fridge/freezer. Two ceiling lights, window and smoke alarm. Wooden flooring, large storage cupboard and door to outside.

STAIRS/LANDING

A stair rise to the first floor with a ceiling light, smoke alarm and access to the loft, Over stairs storage cupboard and doors to the three bedrooms and bathroom.

BEDROOM ONE 14'9" x 10'5"

A double bedroom with neutral decor and wood effect flooring. Ceiling light, radiator and window to the front.

BEDROOM TWO 13'5" x 10'5"

A second double bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the rear.

BEDROOM THREE 7'10" x 5'6"

A third small double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the front.

BATHROOM 8'6" x 7'2"

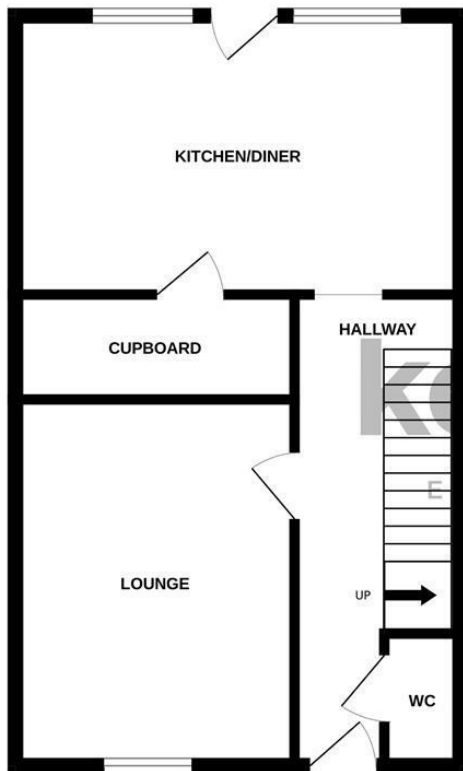
Comprising of a bath with a mixer tap and shower, wash basin and close coupled WC. Ceiling light, radiator and obscure glass window. Fully tiled walls, wood effect flooring and storage cupboard housing the hot water cylinder.

OUTSIDE

To the front of the property is a path leading to a gate to the front garden with flower bed shrubs and an apple tree.

To the rear of the property is an enclosed garden with a patio area, lawn area and shed. Plants, shrubs and gate to the rear.

GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

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) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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