goodmove

19 Westcroft Drive, Sheffield, S20 8EF
Offers in excess of £105,000

Offered for sale with NO CHAIN, this two-bedroom semi-detached home presents an excellent opportunity for first-time buyers, downsizers or investors looking to put their own stamp on a property. Well positioned within the popular residential area of Westfield, the property offers well-proportioned accommodation, a private rear garden and off-road parking potential (subject to any necessary permissions).

The accommodation briefly comprises an entrance porch leading into a spacious lounge, with a fitted dining kitchen to the rear providing access to the garden. To the first floor are two bedrooms and a family bathroom.

Westfield is a highly sought-after suburb to the south-east of Sheffield, offering a fantastic range of local amenities including supermarkets, shops, cafés, schools and healthcare facilities. Crystal Peaks Shopping Centre and Drakehouse Retail Park are just a short drive away, providing an extensive selection of retail and leisure facilities. The area is also well served by regular bus routes and the Supertram network, offering convenient access to Sheffield City Centre and surrounding areas. Excellent road links via the A57, A6102 and M1 motorway make this an ideal location for commuters, while nearby Rother Valley Country Park offers beautiful open spaces, walking trails and outdoor leisure activities.

This is a fantastic opportunity to acquire a home in a convenient and well-connected location, with the added benefit of no onward chain, ensuring a smoother and quicker purchase.

Early viewing is highly recommended.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

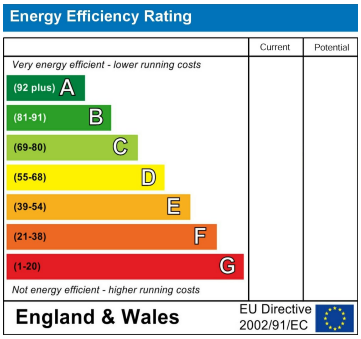
Section 21

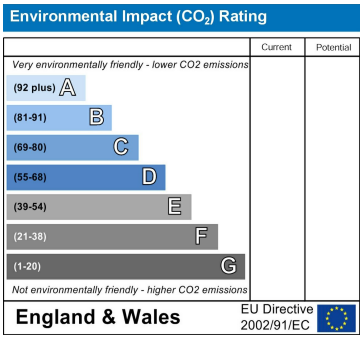
Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

Leasehold Information

51 years remaining on the lease
Ground rent: £30 per annum
Maintenance charge: £tbcper month

This information is provided by the vendor and should be verified during the conveyancing process.





goodmove
Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk