

## 54 NETHERTHORPE WAY SHEFFIELD, S25 4FE

£200,000  
LEASEHOLD

OFFERED FOR SALE WITH NO CHAIN

This three bedroomed semi detached house is perfect for a first time buyer or family and is situated on this popular development of similar properties. The property is convenient for local amenities to include schools, shops and public transport. It is also convenient for the motorway network. Briefly comprising of open plan lounge with stairs rising to the first floor accommodation, dining kitchen with a range of wall and base units with complimentary work surfaces over. There are three bedrooms and family bathroom with over bath shower and shower screen. To the front of the property is a garden area with driveway to the side leading to the garage. To the rear is an artificial lawn making this a very low maintenance garden. BOOK A VIEWING NOW - DO NOT MISS OUT

Kendra  
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# 54 NETHERTHORPE WAY

- NO CHAIN • Popular Area • Perfect For A First Time Buyer • Close To Local Amenities • School Catchment • Driveway And Garage • Convenient For The Motorway Network • Three Bedrooms And Family Bathroom • Dining Kitchen And Sun Room To The Rear • **BOOK A VIEWING NOW - DO NOT MISS OUT**



## Lounge

With front door leading into the lounge having electric fire, coving to the ceiling window overlooking the front and central heating radiator.

## Dining Kitchen

With a range of white wall and base units with work surfaces over. There is a stainless steel sink unit, tiled walls, Prima oven, hob and extractor over. Partly tiled walls.

## Sun Room

This room is spacious and overlooks the rear garden.

## First Floor Landing

Stairs rise to the first floor accommodation. Window to the side elevation.

## Bedroom One

With window overlooking the front and central heating radiator.

## Bedroom Two

With window overlooking the rear and central heating radiator.

## Bedroom Three

With window overlooking the front and central heating radiator.

## Family Bathroom

Comprising of panelled bath with shower over and shower screen, pedestal wash hand basin and low flush WC.

Window overlooking the rear. Radiator.

## Outside

To the front of property is a garden area with driveway to the side which leads to the garage. To the rear garden there is artificial lawn making this a low maintenance garden. There is a patio area ideal for entertaining.

# 54 NETHERTHORPE WAY





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### ADDITIONAL INFORMATION

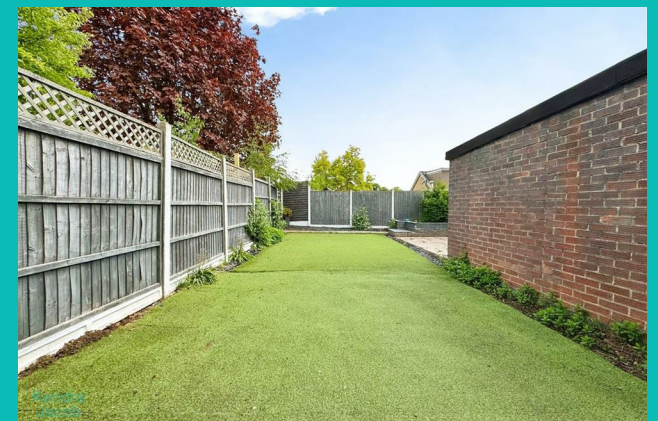
**Local Authority** – Rotherham Borough Council

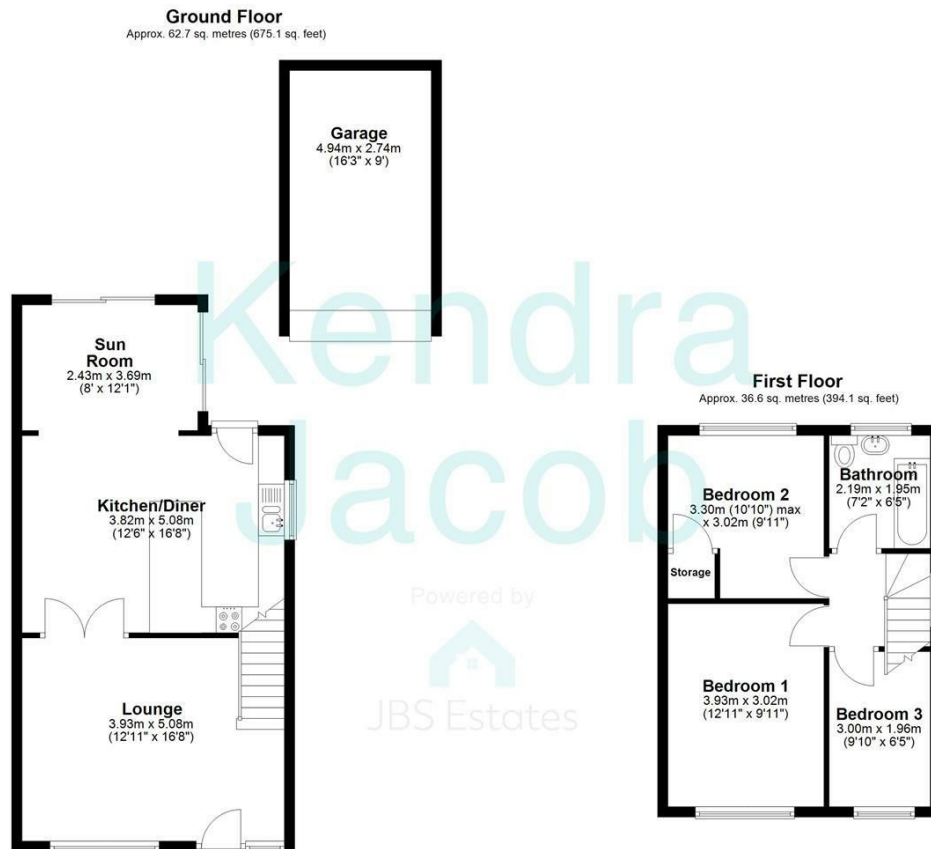
**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 1069.20 sq ft

**Tenure** – Leasehold





Total area: approx. 99.3 sq. metres (1069.2 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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