

Marketing Preview



26 Westland Gardens, Westfield, Sheffield, S20 8ES

£150,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



NO CHAIN! Tucked away in a quiet cul-de-sac, this ready-to-move-into home benefits from a stylish high-gloss kitchen, driveway parking along with an allocated space in a nearby car park, and a low-maintenance rear garden. Ideally located for a short journey to the tram, Crystal Peaks and Drakehouse Retail park, the property is also close to a wide choice of schools. An ideal purchase for first-time buyers, those looking to downsize, or investors alike.

SUMMARY

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UPVC door leading into a useful porch, with a further door opening into the spacious lounge featuring a front-facing window and stair rise to the first floor. A door leads through to the kitchen/diner, fitted with a modern high-gloss kitchen, and a UPVC door providing access to the rear garden.

Stairs rise to the first floor landing. There is a good-sized double bedroom to the front with an over-stairs storage cupboard housing the boiler. To the rear is a generous single or small double bedroom. The bathroom is fitted with a bath with overhead shower, close-coupled WC and pedestal wash basin.

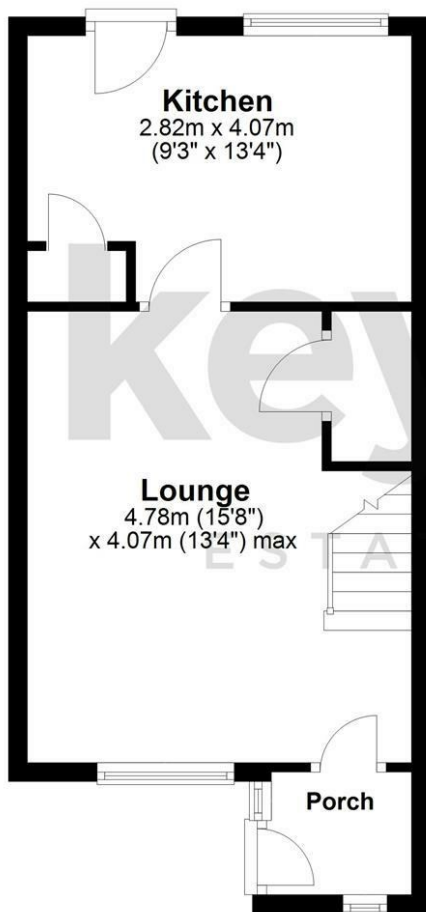
To the front of the property is a pebbled driveway providing off road parking for one car, with access to the front door and side. To the rear is a low maintenance, enclosed garden featuring a patio area, steps leading up to an Astro-turfed section and fencing to the boundaries.

PROPERTY DETAILS

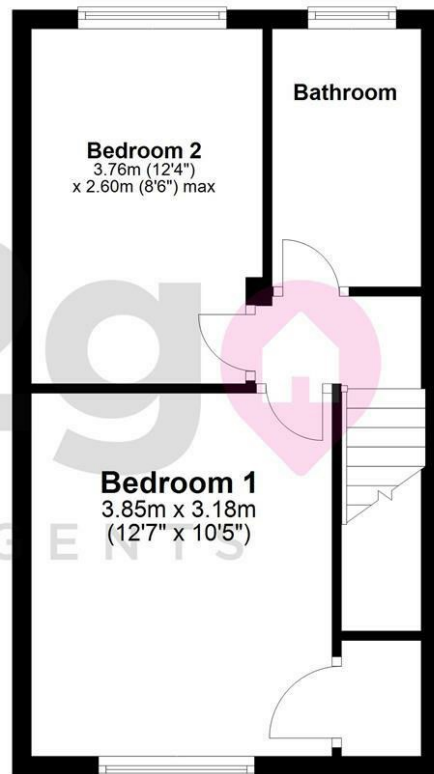
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(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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