

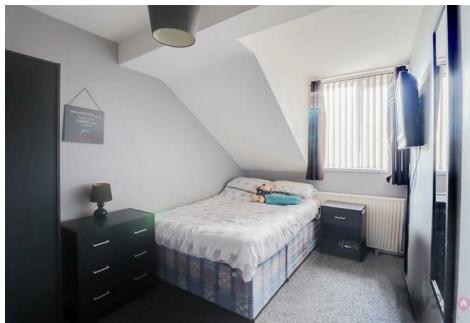


## Marketing Preview



**17 Ochre Dike Close, Waterthorpe, Sheffield, S20 7HJ**  
**£190,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**



A fantastic opportunity to purchase this three-bedroom end-terraced property, ideally located close to excellent transport links and local amenities. The home offers a generous modern kitchen/diner, a contemporary bathroom, and an enclosed rear garden, making it an ideal purchase for first-time buyers or families alike.

## SUMMARY

A fantastic opportunity to purchase this three-bedroom end-terraced property, ideally located close to excellent transport links and local amenities. The home offers a generous modern kitchen/diner, a contemporary bathroom, and an enclosed rear garden, making it an ideal purchase for first-time buyers or families alike.

Enter into the hallway with stairs rising to the first floor and doors leading to the lounge and kitchen/diner. The lounge is generously sized and bright. The modern kitchen/diner features ample wall and base units, an integrated fridge/freezer, space for a dining table, and patio doors opening out to the rear garden.

Stairs rise to the first-floor landing which benefits from ample storage cupboards. Doors lead to the generous double bedroom with built-in cupboard, a second bedroom which is a double, and a third single bedroom. The bathroom comprises of a bath, sink and WC.

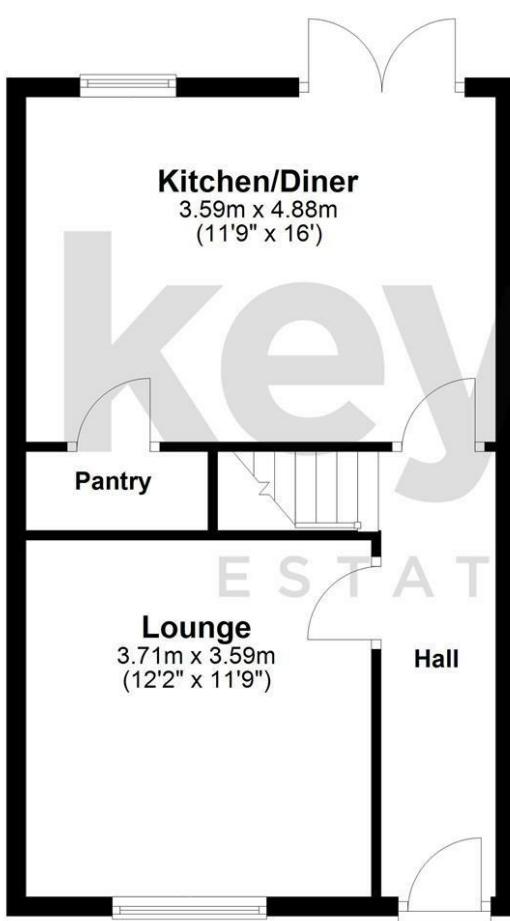
To the rear of the property is an enclosed patio area with fencing surrounding, providing a private outdoor space.

## PROPERTY DETAILS

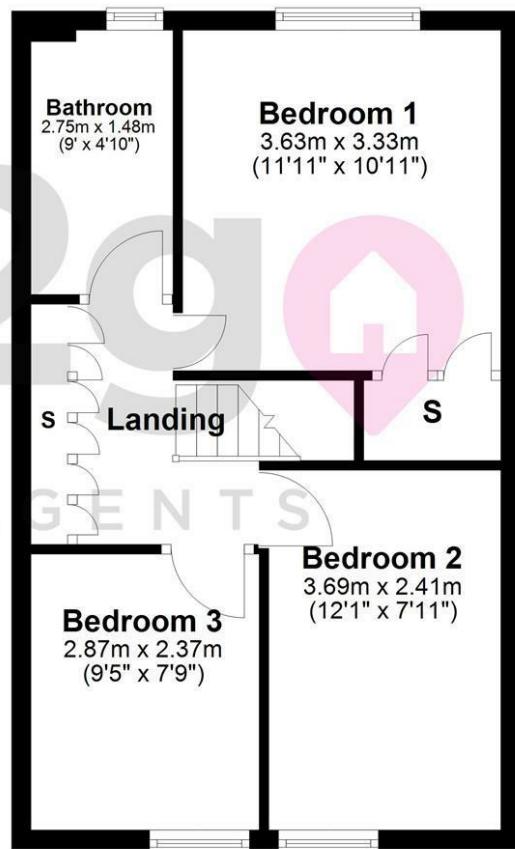
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



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

