



Pentland Gardens, Waterthorpe, Sheffield, S20

A fantastic opportunity to purchase this beautifully presented two double bedroom semi-detached property situated in a popular residential area! Having enclosed rear garden and off road parking. Positioned close to good local amenities such as Crystal Peaks Shopping and good road links to Sheffield City Centre. Perfect for first time buyers!

Asking Price Of £145,000

- TWO DOUBLE BEDROOMS
- SEMI-DETACHED
- BEAUTIFULLY PRESENTED
- SPACIOUS THROUGHOUT
- OFF ROAD PARKING



Property Description

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HALLWAY

Enter through UPVC door into hallway with laminate flooring, neutral decor and ceiling light. Doors to kitchen, lounge and storage cupboard.

LOUNGE

13' 6" x 10' 8" (4.13m x 3.26m)

A bright and spacious lounge with carpet flooring, neutral decor and gas fire with surround. Two ceiling lights, window and stair rise to first floor landing.





KITCHEN

9' 0" x 13' 4" (2.75m x 4.07m)

Fitted with ample wall and base units and one and a half sink with mixer tap. Under counter space for washing machine and integrated fridge, freezer. Gas cooker, gas hob and extractor fan. Two ceiling lights, two windows, laminate flooring and modern decor.

STAIRS/LANDING

A carpet stair rise to first floor landing with neutral decor, ceiling light and window. Doors to two bedrooms and bathroom.

BEDROOM 1

13' 6" x 9' 1" (4.12m x 2.78m)

A spacious double bedroom with neutral decor and carpet flooring. Ceiling light and two front facing window.

BEDROOM 2

10' 8" x 7' 5" (3.26m x 2.27m)

A second double bedroom with laminate flooring and neutral decor. Ceiling light, window and loft access. Doors to two storage cupboards.

BATHROOM

5' 7" x 7' 9" (1.72m x 2.37m)

Comprising of bath with electric shower, pedestal sink and WC. Ceiling light, obscure glass window, tiled flooring and part tiled walls.

OUTSIDE

To the front of the property is a lawn, outside lighting and driveway leading to the side. To the rear of the property is an enclosed patio and lawn area with shed, pond and outside tap.

PROPERTY DETAILS

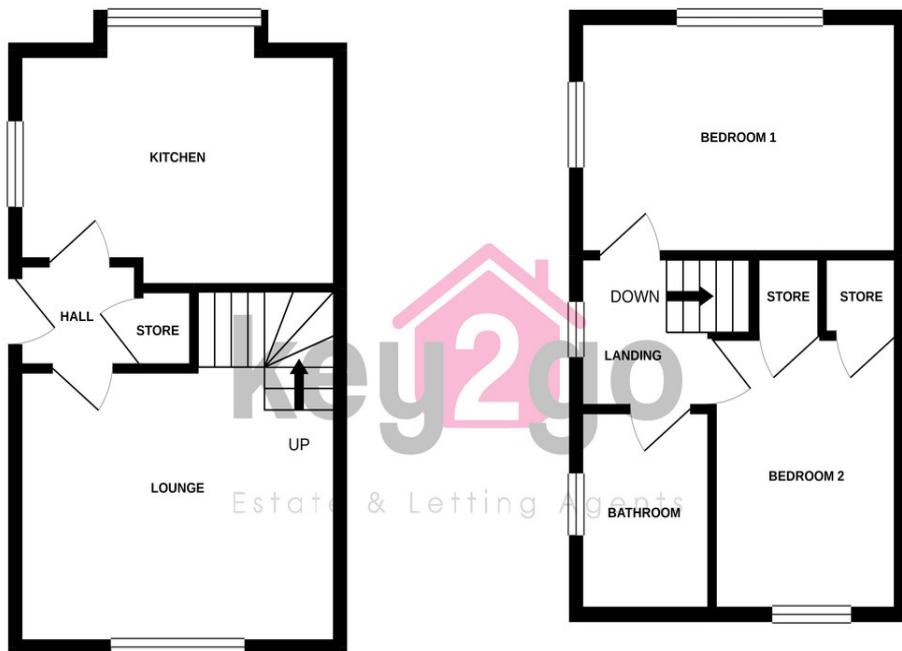
- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED



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GROUND FLOOR
318 sq.ft. (29.6 sq.m.) approx.

1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 628 sq.ft. (58.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the information 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.

Tenure

Leasehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

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**EPC TO BE
CONFIRMED**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements

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