



## Meadowcroft Gardens, Westfield, Sheffield, S20

Call our sales team to arrange your viewing on this extended deceptively spacious and modern three bedroom end which is tucked away on a corner plot. Offering garage and downstairs WC. Situated in a popular residential area and close to fantastic local amenities and with bus routes close by. Ideal for first time buyers!

Asking Price Of £130,000

- THREE BEDROOMS
- END TERRACED
- SPACIOUS THROUGHOUT
- DOWNSTAIRS WC
- OFF ROAD PARKING



## Property Description

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### HALLWAY

Enter through UPVC door into useful hallway with neutral decor and carpet flooring. Spot lighting, radiator and stair rise to first floor landing. Door to lounge.

### LOUNGE

9' 10" x 13' 5" (3.02m x 4.10m)

A bright and spacious lounge with feature wallpapered wall and laminate flooring. Ceiling light, radiator and window to the front. Door to kitchen/diner and under stairs storage cupboard.

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### KITCHEN/DINER

14' 6" x 10' 4" (4.44m x 3.17m)

A good sized social room fitted with ample wall and base units, contrasting worktops and glass splash backs. Circular stainless steel sink with drainer and mixer tap. Oven, hob and extractor fan. Under counter space for washing machine, wine fridge and space for full height fridge/freezer. Ceiling strip lighting, radiator and two window. Laminate flooring, boiler and door to inner lobby.

### INNER LOBBY

A useful extension with spot lighting, radiator and laminate flooring. UPVC door to garden and door to downstairs WC.

### DOWNSTAIRS WC

4' 9" x 2' 7" (1.47m x 0.81m)

Comprising of wash basin and low flush WC. Spot lighting, radiator, panelling to walls and laminate flooring.

### STAIRS/LANDING

A carpet stair rise to first floor landing with spot lighting, loft access and over stairs storage cupboard. Doors to three bedrooms and bathroom.

### BEDROOM 1

8' 4" x 11' 1" (2.56m x 3.40m)

A generous sized double bedroom with feature wallpapered wall, carpet flooring and fitted wardrobes. Spot lighting, radiator and window to the rear.

### BEDROOM 2

8' 4" x 10' 7" (2.56m x 3.25m)

A second good sized double bedroom with feature wallpapered wall and carpet flooring. Ceiling light, radiator and window to the front.

### BEDROOM 3

6' 6" x 6' 8" (2.00m x 2.05m)

A third good sized single bedroom with feature wallpapered wall and carpet flooring. Ceiling light, radiator and window to the rear.

### BATHROOM

6' 0" x 5' 4" (1.85m x 1.65m)

Comprising of bath with over head electric shower, pedestal sink and close coupled WC. Spot lighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and laminate flooring.

### OUTSIDE

To the front of the property is a lawn and fencing. Gate to the side area covering corner plot with side patio, summer house and garden shed. To the rear of the property is a lawn, flower bed and garden shed. Path to rear gate with access to garage.

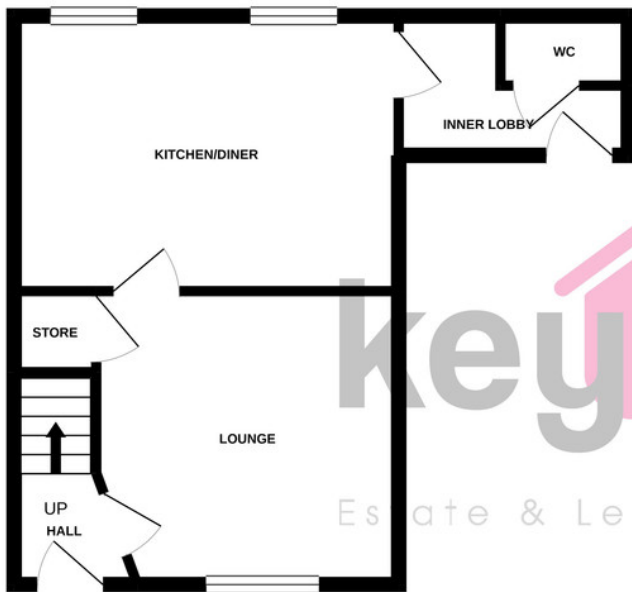
### PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER

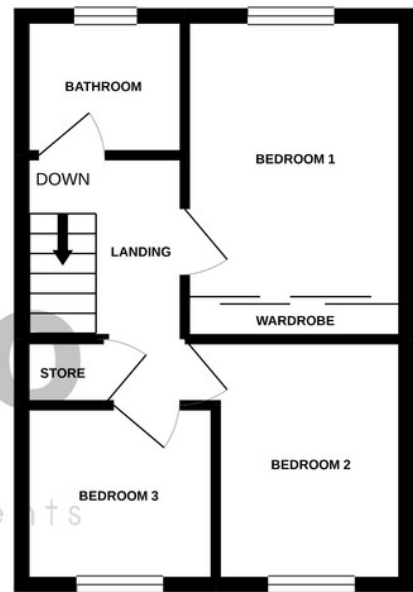


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GROUND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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### Tenure

Leasehold

### Council Tax Band

A

### Viewing Arrangements

Strictly by appointment

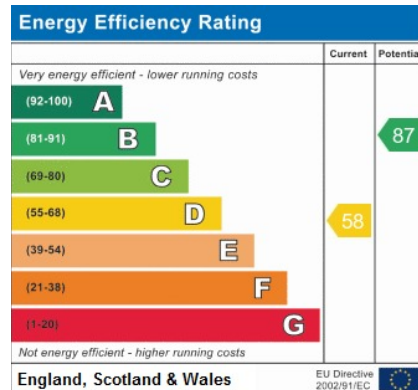
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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