



## Westcroft Glen, Westfield, Sheffield, S20

CHAIN FREE!! A fantastic opportunity to purchase this spacious two bedroom ground floor flat which offers off road parking and enclosed garden. The property is situated next to great local amenities such as Crystal Peaks Shopping Centre and Drakehouse Retail Park. Ideal for first time buyers or Investors!

Guide Price £85,000 -  
£95,000

- NO CHAIN!!
- TWO BEDROOMS
- GROUND FLOOR FLAT
- SPACIOUS THROUGHOUT
- ALLOCATED PARKING FOR ONE CAR



## Property Description

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### HALLWAY

Enter into hallway with laminate flooring and neutral decor. Ceiling light, smoke alarm and doors to two storage cupboards, two bedrooms, bathroom and lounge.

### LOUNGE

14' 4" x 10' 10" (4.38m x 3.31m)

A spacious lounge with laminate flooring and neutral decor. Ceiling light, radiator and sliding patio doors onto rear garden.



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### KITCHEN

7' 10" x 8' 9" (2.40m x 2.69m)

Fitted with ample wall and base units, worktops and sink with mixer tap. Electric cooker and hob. Space for full sized fridge/freezer and under counter space for washing machine. Ceiling light, laminate flooring and tiled walls.

### BEDROOM 1

12' 5" x 9' 4" (3.79m x 2.87m)

A spacious double bedroom with laminate flooring and neutral decor. Ceiling light, radiator and window.

### BEDROOM 2

8' 6" x 6' 6" (2.61m x 2.00m)

A second good sized bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window.



### BATHROOM

5' 10" x 6' 8" (1.79m x 2.04m)

Comprising of bath, sink and close coupled WC. Ceiling light, radiator and obscure glass window. Tiled flooring and part tiled walls.

### OUTSIDE

To the front of the property is a lawn and brick built out house. To the rear of the property is a decked area with steps to lawn and access to the side of the property with allocated parking for one car.

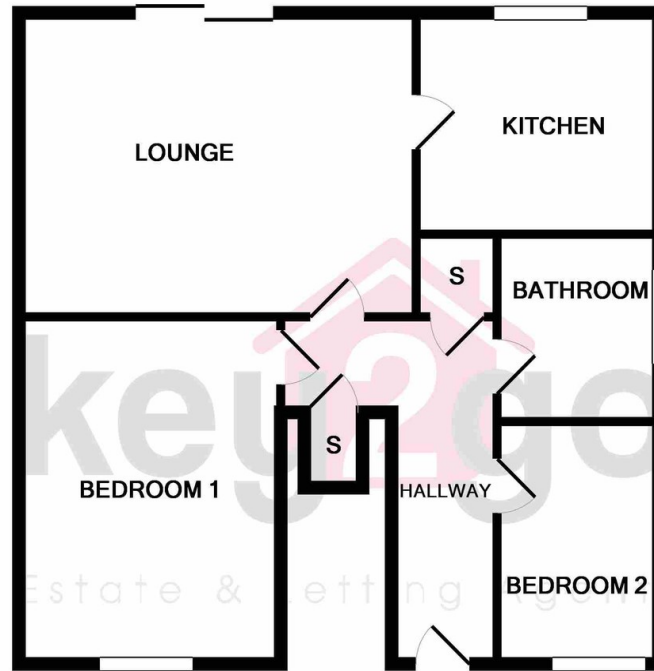


### PROPERTY DETAILS

- LEASEHOLD
- LEASE RECENTLY EXTENDED
- LOW GROUND RENT



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TOTAL APPROX. FLOOR AREA 507 SQ.FT. (47.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

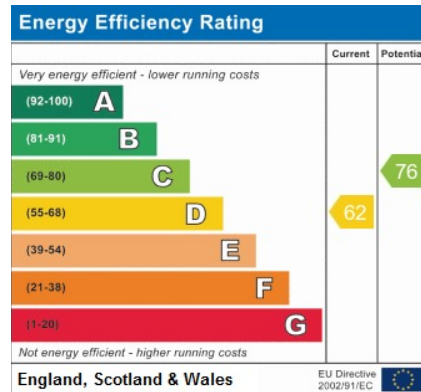
### Viewing Arrangements

Strictly by appointment

### Contact Details

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Address:  
Westcroft Glen, Westfield, S20

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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