



## Meadowcroft Gardens, Westfield, Sheffield, S20

**\*\* NO CHAIN \*\*** Call our sales team to arrange your viewing on this spacious two double bedroom end terrace property situated in a popular residential area. Having off road parking and enclosed rear garden. The property is well positioned with great local amenities and road links to the City Centre. Ideal for first time buyers or investors!

## Asking Price Of £100,000

- TWO BEDROOMS
- END TERRACE
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- GREAT LOCAL AMENITIES



## Property Description

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### PORCH

Enter into porch with laminate flooring and neutral decor. Door to lounge.

### LOUNGE

19' 6" x 11' 7" (5.96m x 3.55m)

A bright and spacious lounge with carpet flooring and feature wallpapered wall. Two ceiling lights, radiator and window. Stair rise to first floor landing and door to kitchen.



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### KITCHEN

11' 7" x 7' 8" (3.55m x 2.34m)

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. One and a half sink with mixer tap. Electric cooker, gas hob and extractor fan. Under counter space for washing machine and space for fridge/freezer. Ceiling light, widow and laminate flooring. Door to rear garden.

### STAIRS/LANDING

A carpet stair rise to first floor landing with neutral decor, ceiling light and smoke alarm. Doors to two bedrooms, bathroom and over stairs storage cupboard. Access to loft.



### BEDROOM 1

9' 7" x 10' 4" (2.94m x 3.16m)

A good sized double bedroom with carpet flooring, neutral decor and fitted wardrobes. Ceiling light, radiator and window to the front.

### BEDROOM 2

11' 7" x 8' 11" (3.55m x 2.73m)

A second double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and rear facing window.



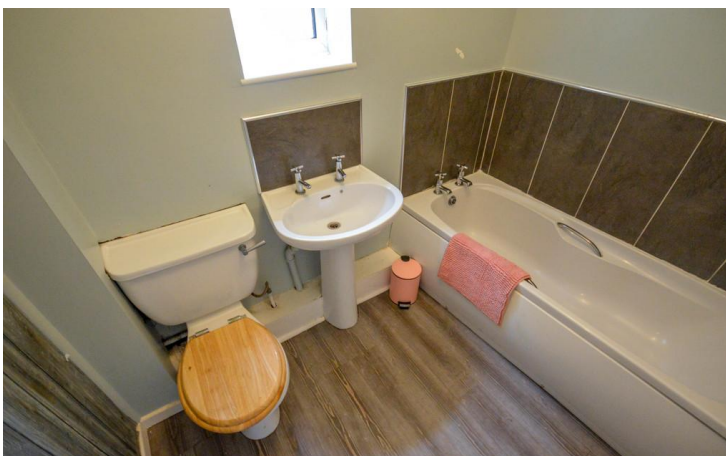
### BATHROOM

7' 4" x 5' 6" (2.25m x 1.68m)

Comprising of bath, WC and sink. Ceiling light and obscure glass window. Part tiled, part feature wallpapered wall.

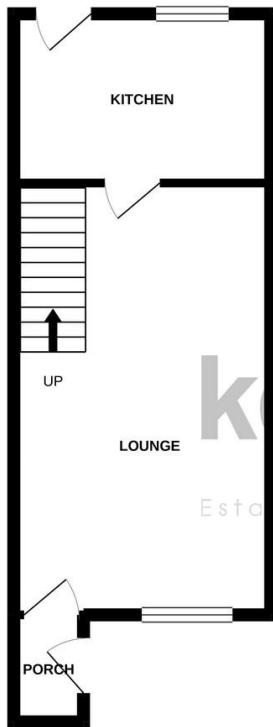
### OUTSIDE

To the front of the property is a lawn and path to front door with outside light. Path to the side. To the rear of the property is an enclosed garden with decking, steps to further decked area and gate to parking. Outside tap and lighting.

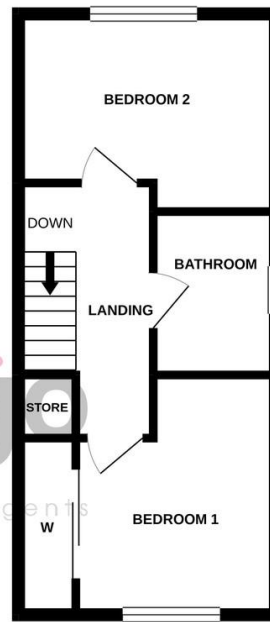


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GROUND FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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

## Contact Details

38a High Street

Mosborough

Sheffield

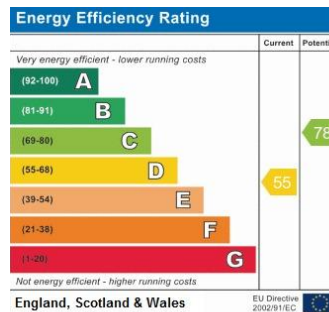
South Yorkshire

S20 5AE

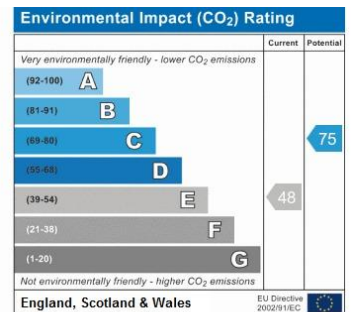
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

