



## Westcroft Drive, Westfield, Sheffield, S20

ATTENTION FIRST TIME BUYERS! A fantastic opportunity to purchase this stylish and spacious two bedroomed semi-detached property benefiting from an enclosed rear garden and allocated parking. Having a modern kitchen and bathroom and situated in a popular residential area. Close to fantastic local amenities and with bus routes close by.

## Asking Price Of £120,000

- TWO BEDROOMS
- SEMI-DETACHED
- STYLISH DECOR
- SPACIOUS THROUGHOUT
- ENCLOSED REAR GARDEN



## Property Description

### SUMMARY

ATTENTION FIRST TIME BUYERS! A fantastic opportunity to purchase this stylish and spacious two bedroomed semi-detached property benefiting from an enclosed rear garden and allocated parking. Having a modern kitchen and bathroom and situated in a popular residential area. Close to fantastic local amenities and with bus routes close by.

### PORCH

Entrance through a uPVC door into the useful porch area with laminate flooring, ceiling light and radiator. Door to the lounge.

### LOUNGE

12' 9" x 13' 1" (3.89m x 3.99m) A bright and spacious lounge with continued laminate flooring and neutral décor. Window overlooking the front of the property, TV point and ceiling light. Radiator and telephone point. Stairs rise to the first floor and a door leads to the kitchen.

### KITCHEN



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12' 8" x 8' 11" (3.88m x 2.73m) A stylish kitchen fitted with ample modern wall and base units with wood effect worktops and tiled splash backs. Stainless steel one and a half sink with mixer tap. Built in electric cooker, gas hob and chimney hood extractor fan. Under counter space for a washing machine and tumble dryer. Space for a full height fridge/freezer. Ceiling light, radiator and a window overlooking the rear of the property. Door to the Conservatory/porch.

### CONSERVATORY/PORCH

Creating great extra living/storage space with vinyl flooring and a battery operated sensor light. A uPVC door to the rear garden.

### STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with a window, ceiling light, carbon monoxide alarm and smoke alarm. Ceiling light, wallpapered walls and access to the loft with a fixed ladder, part boarding and light. Doors to the two bedrooms and bathroom.

### BEDROOM 1

9' 10" x 10' 9" (3m x 3.29m) A good sized double bedroom with carpeted flooring and neutral décor. Solid wood fitted wardrobes, ceiling light and radiator. A window overlooking the front of the property and TV point.

### BEDROOM 2

6' 6" x 9' 0" (1.99m x 2.76m) A good sized second bedroom with neutral décor and laminate flooring. Window, ceiling light, radiator and storage cupboard.

### BATHROOM

Comprising of a bath with plumbed in shower, pedestal sink and low flush WC. Ceiling light, radiator and obscure glass window. Vinyl flooring and tiled walls.

### OUTSIDE

To the front of the property is a lawn area with flower borders. Access to the allocated parking space which is to the rear of the property. To the rear of the property is a well maintained enclosed rear garden with patio steps which lead to the lawn area. Flower beds to the border and shed. Outside lighting to the front and rear and outside tap to the rear.

### PROPERTY DETAILS

- FULLY MAINTAINED BURGLAR ALARM
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- SOLAR PANELS (WHICH HAVE BEEN BOUGHT OUTRIGHT)



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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

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

38a High Street

Mosborough

Sheffield

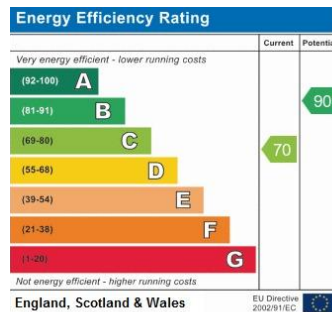
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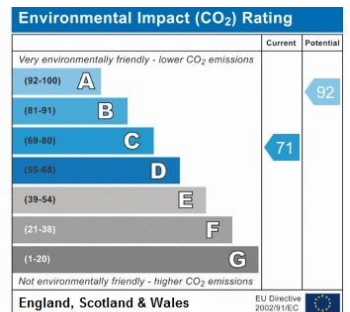
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