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ESTATE AGENTS

Marketing Preview















36 Hawthorn Avenue, Waterthorpe, Sheffield, S20 7HQ

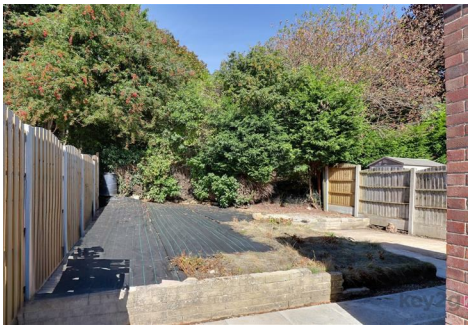
£190,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1








NO CHAIN! Tucked away within a quiet cul-de-sac location, the property is conveniently situated within walking distance of Crystal Peaks, tram stop and Drakehouse Retail Park. The bungalow benefits from a newly fitted kitchen and shower room, along with an extended sun room/bedroom to the rear. Ample off-road parking is available, making this an ideal purchase if you're looking to downsize. The seller is in the process of purchasing the Freehold.

SUMMARY

NO CHAIN! Tucked away within a quiet cul-de-sac location, the property is conveniently situated within walking distance of Crystal Peaks, tram stop and Drakehouse Retail Park. The bungalow benefits from a newly fitted kitchen and shower room, along with an extended sun room/bedroom to the rear. Ample off-road parking is available, making this an ideal purchase if you're looking to downsize. The seller is in the process of purchasing the Freehold.

A side entrance leads into the kitchen diner, fitted with a range of newly installed wall and base units, with windows to the front and side. A door leads through to a large, bright lounge with a front-facing window and access to the inner hallway. To the rear of the property there is a double bedroom, along with a second extended double bedroom, which offers flexibility to be used as a dining room or additional reception room. The property also benefits from a modern, recently fitted and unused shower room.

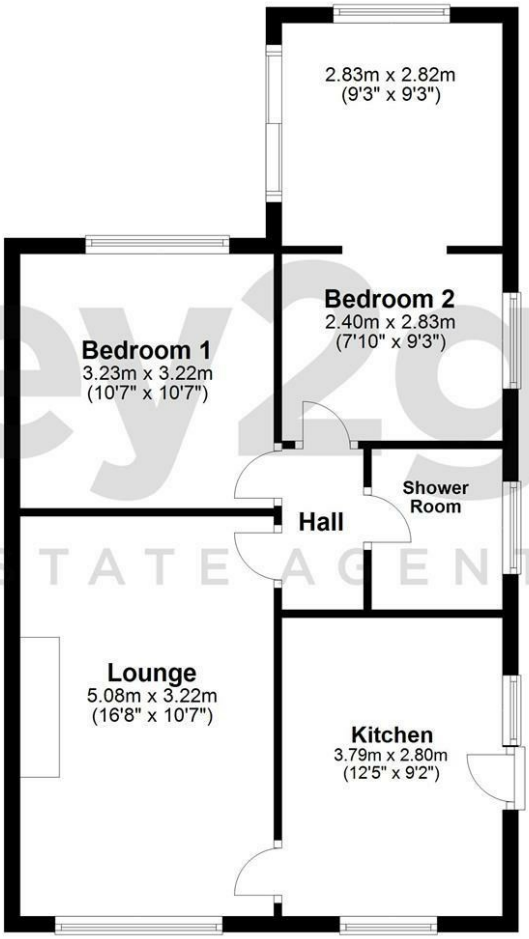
The property occupies a good-sized plot with gardens to the front, side and rear, offering masses of potential for further development or landscaping. The front garden is mainly laid to lawn, with off-road parking available to the front and side. Gates provide access to the side and rear of the property. A flower bed adds colour and interest, while a garden shed and patio area provide useful outdoor storage and seating space. The garden is enclosed by fencing to the boundary.

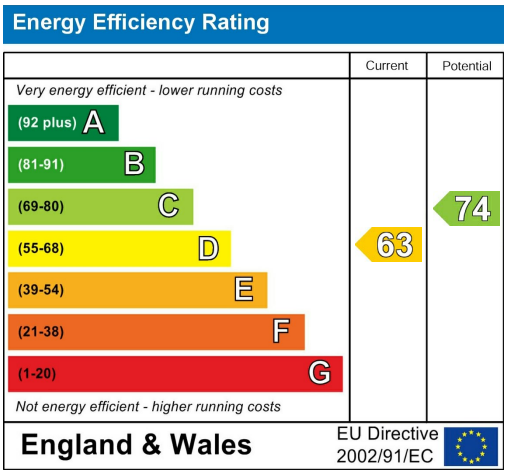
PROPERTY DETAILS

- LEASEHOLD, 51 YEARS REMAINING, £25PA GROUND RENT PAID 6 MONTHLY AT £12.50 - SELLER IS IN THE PROCESS OF PURCHASING THE FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- CONVENTIONAL BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor







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