

Marketing Preview



36 Thorpe Green, Waterthorpe, Sheffield, S20 7HH

£210,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE! A fantastic opportunity to purchase this two bedroom detached bungalow which is situated in a popular area. Offering an enclosed garden, overlooking the park and being ready to move into. On the doorstep to tram routes, Crystal Peaks and Drakehouse Retail Park. Road links to the City Centre and M1 Motorway.

SUMMARY

CHAIN FREE! A fantastic opportunity to purchase this two bedroom detached bungalow which is situated in a popular area. Offering an enclosed garden, overlooking the park and being ready to move into. On the doorstep to tram routes, Crystal Peaks and Drakehouse Retail Park. Road links to the City Centre and M1 Motorway.

HALLWAY

Enter via a uPVC door into the hallway with wallpapered walls and carpeted flooring. Ceiling light, radiator and access to the loft. Doors to the kitchen, lounge, two bedrooms and bathroom. Cupboard housing the boiler.

LOUNGE 9'10" x 17'10"

A spacious reception room with neutral decor, carpeted flooring and a feature fireplace. Two ceiling lights, radiator and window to the front.

KITCHEN 7'6" x 11'8"

Fitted with ample wall and base units, contrasting worktops and tiled splash back. Ceiling light, radiator and two windows. One and a half sink with a drainer and mixer tap. Oven, hob and extractor fan. Space for a full height fridge/freezer and under counter space for a washing machine. Tile effect flooring.

BEDROOM ONE 8'7" x 14'3"

A double bedroom with painted walls and laminate flooring. Ceiling light, radiator and window to the rear.

BEDROOM TWO 8'7" x 8'10"

A good sized single bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window to the rear.

BATHROOM 5'6" x 6'9"

Comprising of a bath with an overhead electric shower, pedestal sink and low flush WC. Ceiling light, radiator and obscure glass window. Part tiled walls and vinyl flooring.

OUTSIDE

To the front of the property is a pebbled front and shrubbery.

To the rear of the property is a patio, lawn and flower bed. Shed, fencing and a garage behind the garden with off road parking for one car.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 557 sq.ft. (51.8 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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