

## Marketing Preview



**1 Meadowcroft Rise, Westfield, Sheffield, S20 8EP**

**£100,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**



CHAIN FREE! A unique opportunity to purchase this good-sized two-bedroom ground-floor flat. The property offers generous living space and is ready to move into. It has a private garden area and is situated in a popular area, also with off-road parking. Ideal for an investor.

### SUMMARY

CHAIN FREE! A unique opportunity to purchase this good-sized two-bedroom ground-floor flat. The property offers generous living space and is ready to move into. It has a private garden area and is situated in a popular area, also with off-road parking. Ideal for an investor.

The property has its own entrance leading to a hallway with a useful storage cupboard. The lounge is sizeable and bright, with a window to the front. A door leads to the kitchen, which has wall and base units and houses the boiler. There is a good-sized double bedroom to the rear and a single bedroom also to the rear. The bathroom includes a bath with overhead shower, pedestal sink, and low-flush WC.

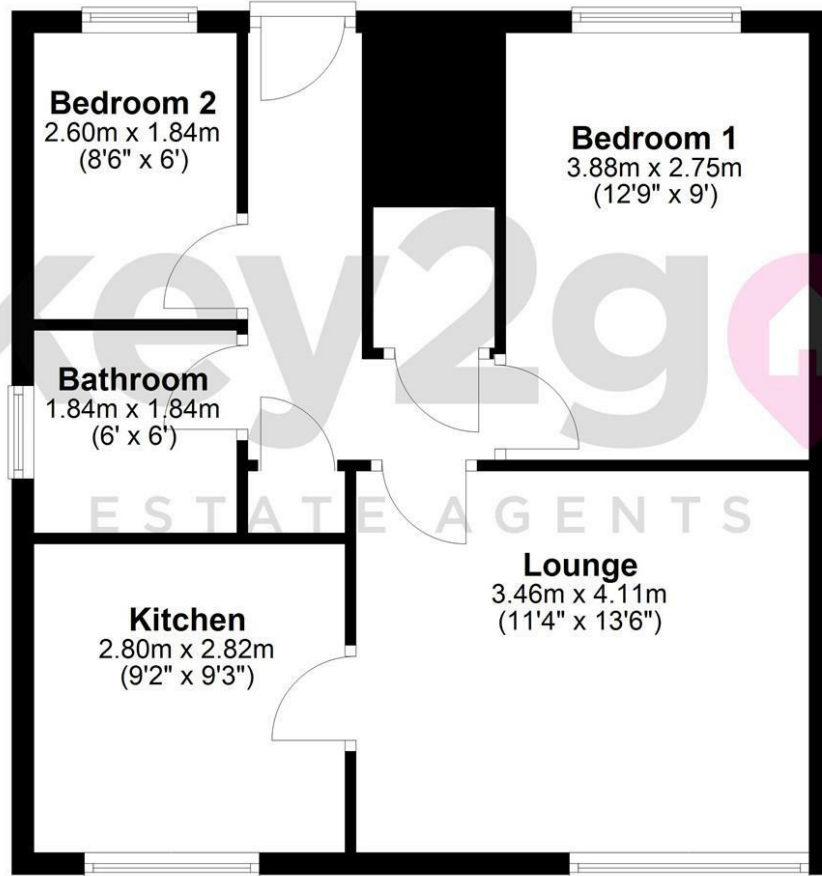
The property owns the garden space surrounding the flat, which is laid to lawn with fencing.

### PROPERTY DETAILS

- LEASEHOLD, £0 GROUND RENT £0 SERVICE CHARGE
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

# Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

