



Marketing Preview



64 Willow Drive, Sheffield, S9 4AT

£130,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £130,000 - £140,000 ** NO CHAIN!** A fantastic opportunity to purchase this two-bedroom property, situated in a sought-after area. Benefiting from off-road parking and a substantial rear garden offering masses of potential, the property is ideal for first-time buyers and investors alike. Conveniently located with excellent road links to the Parkway and Meadowhall.

SUMMARY

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Enter into the kitchen, which is fitted with ample wall and base units and benefits from a window and door leading to the rear garden. The kitchen also provides access to the under-stairs storage cupboard and stairs rising to the first floor. Two doorways lead through to the lounge, creating a flowing layout. The lounge is bright and spacious, featuring dual-aspect windows, a focal fireplace with log burner, and sliding patio doors opening onto the rear garden.

Stairs rise to the first-floor landing, which provides access to both bedrooms and the shower room. Bedroom one is a large double bedroom benefiting from dual-aspect windows and fitted wardrobes. Bedroom two is a good-sized single bedroom. The accommodation is completed by a neutral shower room fitted with a shower cubicle, wash basin, and W/C.

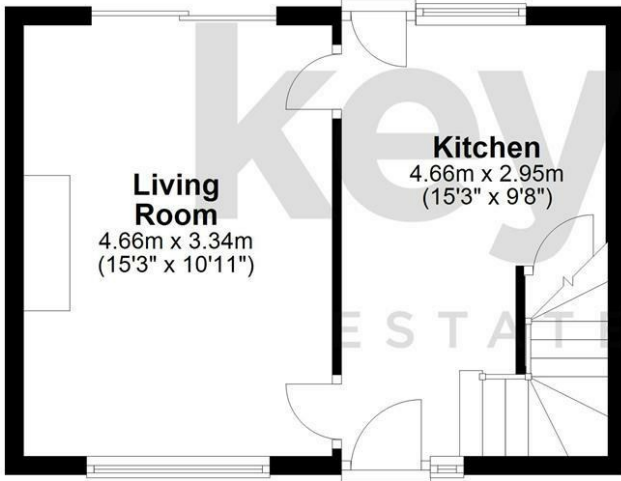
To the front of the property is a driveway providing off-road parking for one vehicle, enclosed by wrought iron gates. A side gate and pathway provide access to the rear garden. To the rear is a large enclosed garden featuring patio and pebbled areas, a garden shed, and a combination of hedging and fencing to the boundaries.

PROPERTY DETAILS

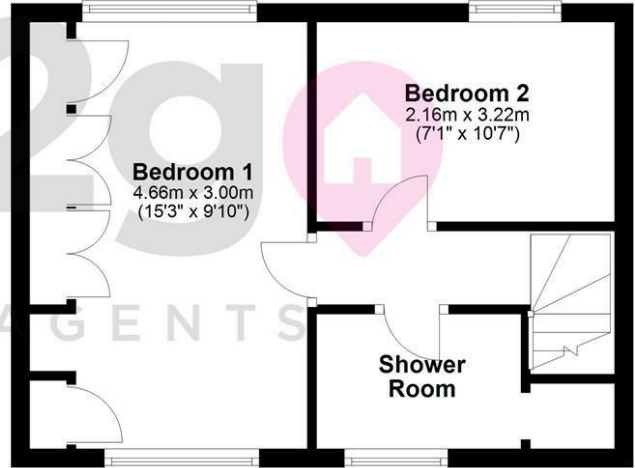
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

