

ESTATE AGENTS

Marketing Preview















55 Sandy Acres Drive, Waterthorpe, Sheffield, S20 7LS £180,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1































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SUMMARY

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PORCH

Enter via composite door into the porch with neutral decor, vinyl flooring and a ceiling light. Door to the lounge

LOUNGE 12'9" x 14'8"

A spacious reception room with carpeted flooring and a gas fire with marble surround. Two ceiling lights, two radiators and a bay window to the front. Door to the kitchen.

KITCHEN 12'9" x 8'9"

A modern kitchen fitted with ample wall and base units and contrasting worktops. Integrated dishwasher, space for a full height fridge/freezer and under counter space for a washing machine. Oven, gas hob and extractor fan. Ceiling light, radiator and window. Vinyl flooring and door to the rear garden.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, ceiling light and access to the loft. Doors to the two bedrooms and bathroom.

BEDROOM ONE 11'0" x 8'11"

A double bedroom with carpeted flooring, large built in wardrobes and built in over bed storage. Ceiling light, radiator and window to the rear.

BEDROOM TWO 9'5" x 8'8"

A double bedroom with carpeted flooring, built in storage and wardrobe. Ceiling light, radiator and window.

BATHROOM 6'4" x 5'7"

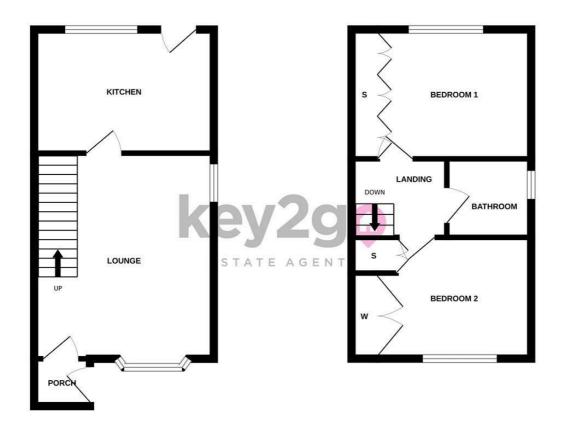
Comprising of a bath with a shower, sink with storage and a close coupled WC. Ceiling light, radiator and obscure glass window. Neutral decor and vinyl flooring.

OUTSIDE

A private, enclosed and low maintenance garden which is well presented and not overlooked. Having a patio area, lawned area and access to the garage.

PROPERTY DETAILS

- LEASEHOLD, 110 YEARS REMAINING, £120.00PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A SHEFFIELD CITY COUNCIL



TOTAL FLOOR AREA: 620 sq.ft. (57.6 sq.m.) approx

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