



Marketing Preview



16 Farm Fields Close, Waterthorpe, Sheffield, S20 7LR
£175,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this two bedroom semi-detached property which is situated on a quiet road. Offering a large conservatory which was used as a dining room and has the footings to build up another level, an enclosed rear garden and off road parking. Close to amenities, transport links and road links to Sheffield, Chesterfield and M1 Motorway. Perfect for first time buyers, investors or small families alike!

SUMMARY

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Enter into the lounge, which features neutral décor, a feature fireplace and stairs rising to the first floor. A door leads through to the kitchen, which is fitted with a range of wall and base units, a cooker and hob (new in December 2025), and provides access to the conservatory. The conservatory offers a fantastic additional living space, filled with natural light and benefiting from double doors opening out to the rear garden.

Stairs rise to the first floor landing with doors leading to the two bedrooms and the bathroom. Bedroom one is a double bedroom with a window overlooking the front of the property. Bedroom two is a small double bedroom, benefiting from a useful storage cupboard and a window to the rear. The bathroom is fitted with a bath with an overhead electric shower, wash basin and WC.

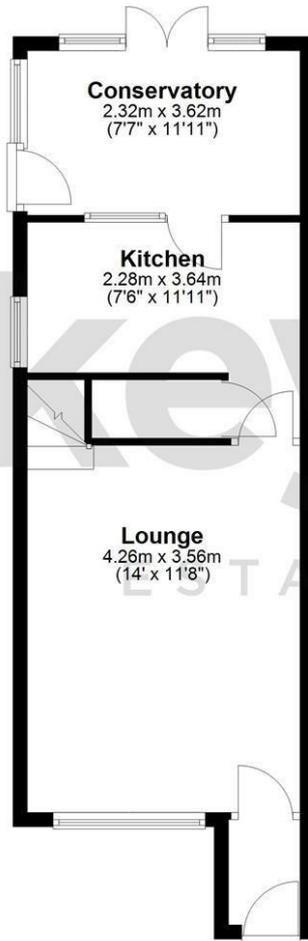
To the front of the property there is a lawned area along with off road parking. To the rear is an enclosed garden, mainly laid to lawn, with stepping stones leading to a patio area. The garden is bordered by shrubbery and fencing, creating a pleasant and private outdoor space. The vendor has advised that the rear garden enjoys sunshine from morning through until approximately 6pm.

PROPERTY DETAILS

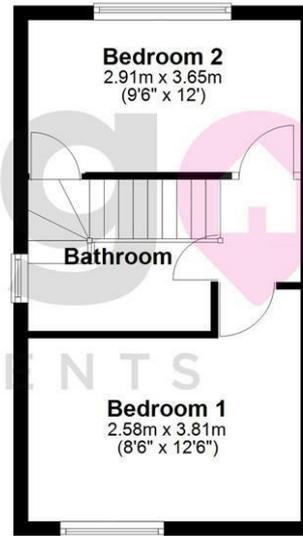
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER NEW IN THE LAST 3 YEARS
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

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		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

