

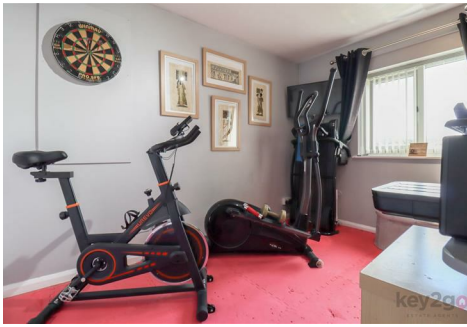
Marketing Preview



56 Pentland Gardens, Waterthorpe, Sheffield, S20 7NQ

£185,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



A unique opportunity to purchase this deceptively spacious two bedroom semi-detached property which is situated on a large corner plot. Offering a two reception rooms, driveway, garage and car port. Walking distance to Crystal Peaks, Drakehouse, tram routes and bus routes. Perfect for first time buyers or buyers looking to downsize!

SUMMARY

A unique opportunity to purchase this deceptively spacious two bedroom semi-detached property which is situated on a large corner plot. Offering a two reception rooms, driveway, garage and car port. Walking distance to Crystal Peaks, Drakehouse, tram routes and bus routes. Perfect for first time buyers or buyers looking to downsize!

Enter into the side hallway, which includes a storage cupboard and a door to the kitchen/diner with access to the rear garden. A further door opens into the lounge, featuring a fireplace and the stair rise to the first floor.

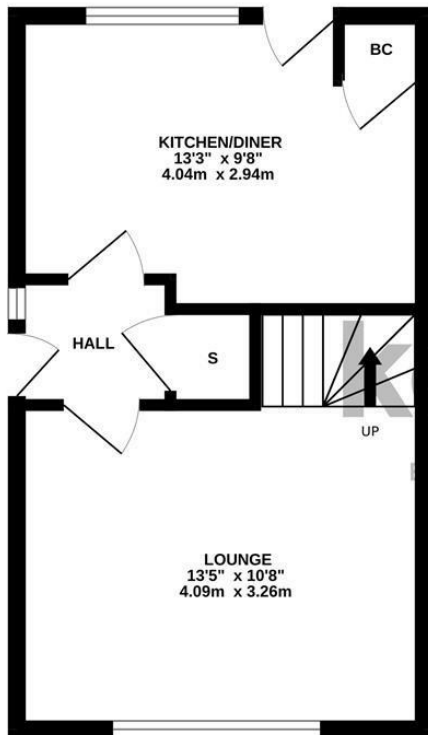
The first floor comprises a double bedroom with views over the garden, a second double bedroom with an over-stairs storage cupboard, and a spacious bathroom with a vanity.

Situated on a large corner plot, the property enjoys landscaped gardens to both the front and rear. The front features a lawn with fencing to the boundaries, while the rear offers tiered lawns with astroturf, two carp ponds, and steps leading to the summer house, complete with power, lighting, decking, and hedging for privacy. There is also access to the garage/carport with double doors opening to the allocated driveway.

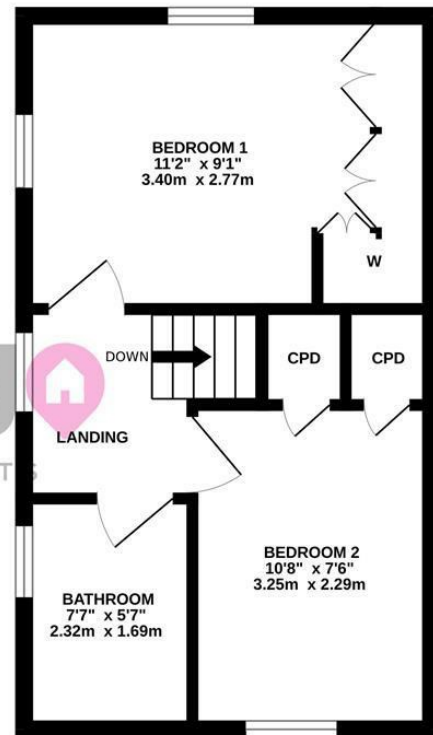
PROPERTY DETAILS

- LEASEHOLD, 138 YEARS REMAINING, £150PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR



1ST FLOOR



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		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

