

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. Ideal for an investor.

SUMMARY

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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.

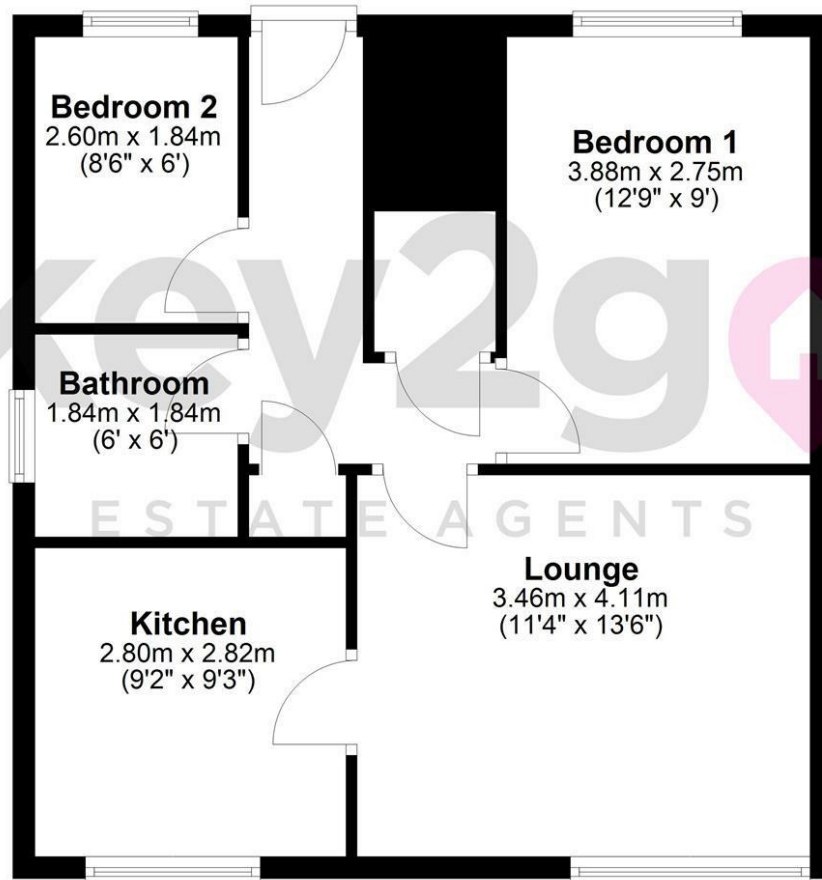
The property owns the garden space surrounding the flat, which is laid to lawn with fencing.

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

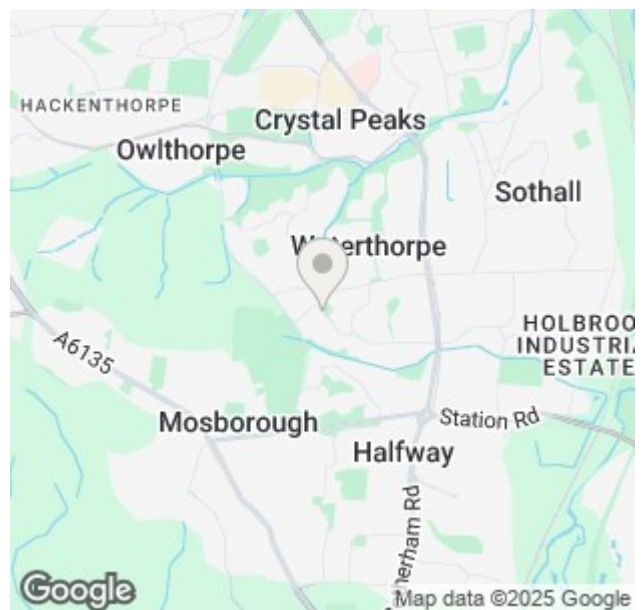
FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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 	



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