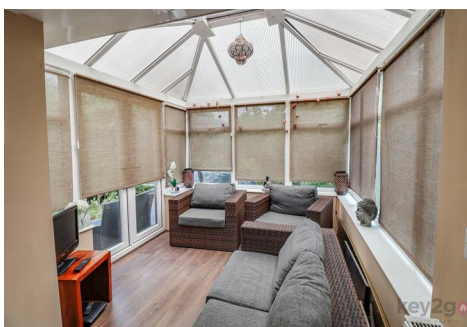


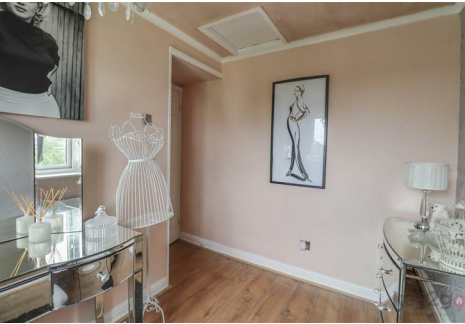
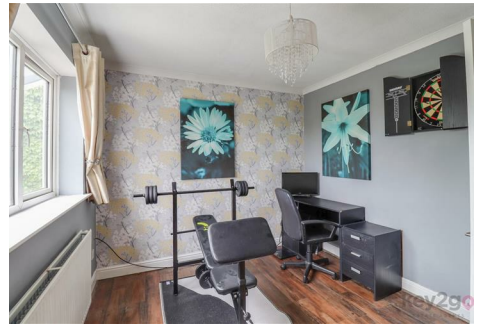
## Marketing Preview



**8 Beckton Avenue, Waterthorpe, Sheffield, S20 7NA**

**£330,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 2**



A unique opportunity to purchase this ready to move into, four bedroom detached property which is situated on a quiet cul-de-sac in a sought after area. Offering a master bedroom with an ensuite, downstairs WC and three reception rooms. Also having a double driveway and an enclosed garden. Short walk away to Crystal Peaks, Drakehouse, schools and tram routes. Perfect family home!

## SUMMARY

A unique opportunity to purchase this ready to move into, four bedroom detached property which is situated on a quiet cul-de-sac in a sought after area. Offering a master bedroom with an ensuite, downstairs WC and three reception rooms. Also having a double driveway and an enclosed garden. Short walk away to Crystal Peaks, Drakehouse, schools and tram routes. Perfect family home!

## KITCHEN 11'5" x 19'8"

Enter via a composite door into the spacious breakfast kitchen which is fitted with solid oak wall and base units, contrasting worktops and tiled splash back. Belfast sink and alcove space for a fridge/freezer. Space for a range cooker and a fitted extractor fan. Breakfast bar and tile effect flooring. Three ceiling lights, radiator, skylight and two windows. Doors to the lounge/diner and WC.

## LOUNGE/DINER 20'0" x 17'4"

A spacious and tiered reception room with part carpeted/part laminate flooring, a feature wallpapered wall and feature fireplace. Three ceiling lights, two radiators, side window and patio doors to the rear. Stair rise to the first floor and doors to the conservatory and snug.

## SNUG 8'6" x 15'8"

A great extra reception room with laminate flooring. Ceiling light, radiator and bay window to the front.

## CONSERVATORY 8'2" x 13'1"

Having laminate flooring and painted walls. Ceiling light, radiator and double doors to the garden.

## DOWNSTAIRS WC 4'1" x 5'7"

Comprising of a vanity wash basin and close coupled WC. Ceiling light and obscure glass window. Part tiled walls and laminate flooring.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with an obscure glass window, ceiling light and access to the loft. Storage cupboard and doors to the four bedrooms and bathroom.

## MASTER BEDROOM 10'4" x 18'9"

A generous sized double bedroom with a feature wallpapered wall, laminate flooring and fitted wardrobes. Ceiling light, radiator and window to the front. Door to the ensuite.

## ENSUITE 6'10" x 5'3"

Comprising of a shower cubicle with an overhead and handheld shower, vanity wash basin and back to wall WC. Chrome ladder style radiator and obscure glass window. Part tiled walls and vinyl flooring.

## BEDROOM TWO 10'9" x 9'2"

A double bedroom with a feature wallpapered wall. laminate flooring and fitted wardrobes. Ceiling light, radiator and window to the rear.

## BEDROOM THREE 9'6" x 8'2"

A double bedroom with a feature wallpapered wall and laminate flooring. Ceiling light, radiator and window to the front.

## BEDROOM FOUR 9'2" x 9'2"

A single bedroom with a feature wallpapered wall and laminate flooring. Ceiling light, radiator and window to the rear.

## BATHROOM 7'0" x 8'3"

A spacious bathroom having a bath with a mixer shower tap, a shower cubicle with an electric shower, pedestal sink and low flush WC. Obscure glass window and vintage style radiator. Part tiled walls and vinyl flooring.

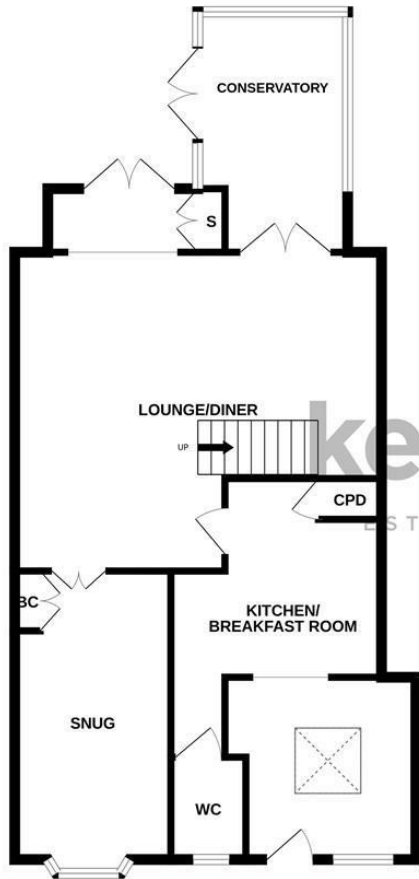
## OUTSIDE

Having a double driveway to the front, trees and a path leading to the side and rear. To the rear of the property is a private and enclosed garden with two decking areas, patio area and mature trees and shrubbery.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D- 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

