

## Marketing Preview



**56 Westfield Crescent, Mosborough, Sheffield, S20 5AQ**

**£180,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 0**





**\*\* GUIDE PRICE £180,000 - £190,000 \*\*** Don't miss your opportunity to purchase this deceptively spacious and ready to move into three bedroom semi-detached property which is tucked away on a quiet road. Offering ample off road parking, larger than average garden and ample built in storage. Well positioned for great local amenities and road links to the M1 Motorway and City Centre. Ideal for a first time buyer or families alike!

### SUMMARY

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### HALLWAY

Enter through UPVC door into welcoming hallway with neutral decor and carpet flooring. ceiling light, radiator and stair rise to first floor landing. Doors to lounge, kitchen/diner and store room.

### LOUNGE 11'5" x 16'4"

A generous sized lounge with carpet flooring and feature painted chimney breast. ceiling light, radiator and TV point. Window to the front and double doors to the rear.

### KITCHEN/DINER 12'5" x 9'4"

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. Stainless steel sink with drainer and mixer tap. Oven and hob. Under counter space for fridge and washing machine. Ceiling light strip light, radiator and window to the rear. Under stairs storage cupboard and UPVC door to rear.

### STORE ROOM 6'2" x 7'3"

Great extra space/potential with ceiling light, carpet flooring and obscure glass window.

### STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light and window to the rear. Doors to three bedrooms, bathroom and WC.

### BEDROOM ONE 11'5" x 11'1"

A generous sized double bedroom with two feature painted walls and carpet flooring. Ceiling light, radiator and window to the front. Door to over stairs storage cupboard.

### BEDROOM TWO 11'5" x 11'5"

A second double bedroom with two feature wallpapered walls and carpet flooring. Ceiling light, radiator and window to the front. Doors to over stairs storage cupboard.

### BEDROOM THREE 8'3" x 8'2"

A generous sized single bedroom with two feature wallpapered walls and carpet flooring. ceiling light, radiator and window to the rear.

### BATHROOM 5'6" x 6'11"

A modern bathroom comprising of bath with over head electric shower and vanity unit with wash basin. Ceiling light, ladder style radiator and obscure glass window. Fully tiled walls and flooring.

### WC 2'11" x 4'11"

With contunied decor from the bathroom and close coupled WC. Ceiling light and obscure glass window.

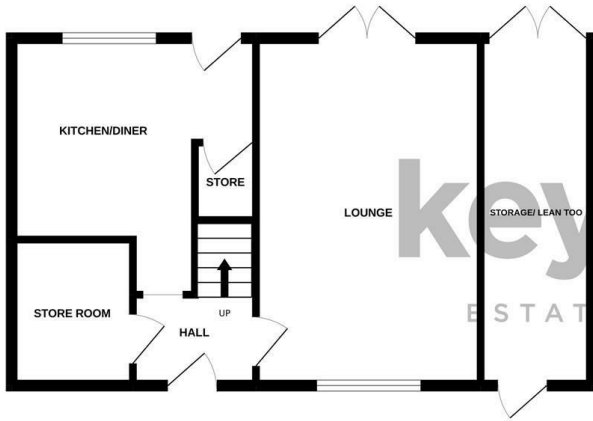
### OUTSIDE

To the front of the property is a driveway for one car, lawn and fencing surround. Door to side lean too perfect for storage! To the rear of the property is a larger than average low maintenance garden with two patio areas and large artificial grass area. Two sheds, fencing and hedges. rear access to side lean too.

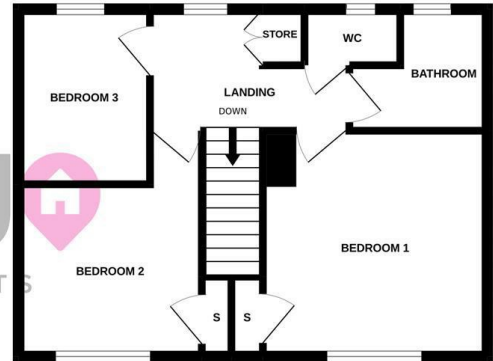
### PROPERT DETAILS

- FREEHOLD
- PART BOARDED LOFT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A

GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.

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>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	

