

Marketing Preview



16 Blackdown Avenue, Waterthorpe, Sheffield, S20 7NG
£240,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £240,000 - £250,000 ** CHAIN FREE!** A fantastic opportunity to purchase this two-bedroom detached bungalow, situated in a highly sought-after area. The property offers a generously sized lounge diner with a feature fireplace, a stunning rear garden, off-road parking for two cars and a detached garage. Ideally located within walking distance of Crystal Peaks and Drake House Retail Park, the home also benefits from excellent transport links and road access to the City Centre and the M1 motorway.

SUMMARY

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Enter into the hallway, which provides access to each room. The lounge/diner is bright and spacious, featuring a fireplace and sliding doors opening to the rear garden. The kitchen is fitted with wall and base units and offers space for a freestanding cooker and fridge. Bedroom one is a bright double bedroom with built-in wardrobes and a window to the rear, while bedroom two is a single bedroom with storage/built-in wardrobes and a window to the front. Completing the accommodation is the bathroom, which comprises a bath with an overhead electric shower, pedestal sink, WC and an airing cupboard housing the boiler.

To the front of the property there is a driveway providing off-road parking for two cars, leading to the detached garage. There is also a lawned area and a pathway to the front door, which gives access to either side of the property and leads through to the rear.

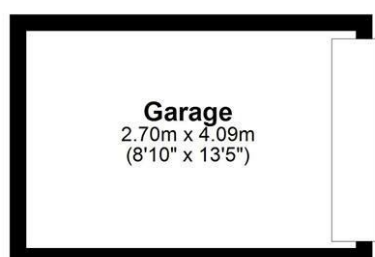
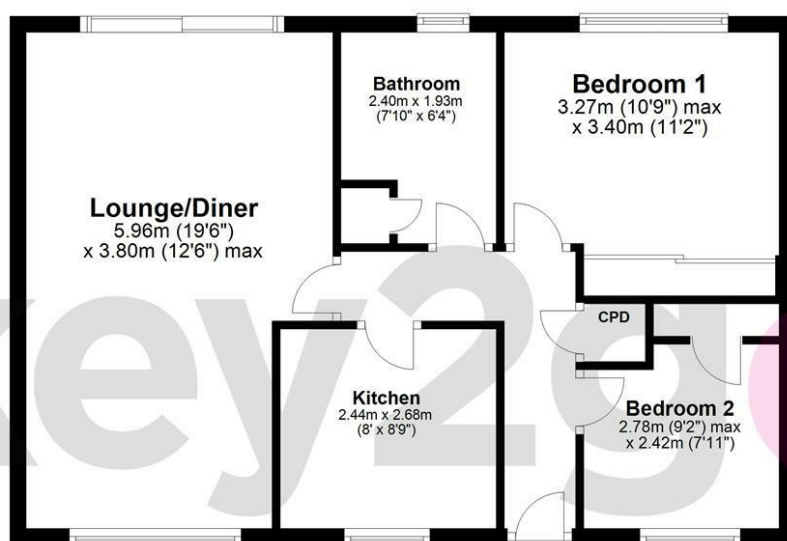
The rear garden is well maintained, generously sized and enclosed, featuring a patio area, lawned sections and a greenhouse.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED (EXCEPT PATIO DOORS WHICH ARE ALUMINIUM)
- COMBI BOILER
- GAS CENTRAL HEATING
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL
- ALARM FITTED
- GAS COOKER AND GAS FIRE HAVE BOTH BEEN CAPPED OFF

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		
(55-68) D	65	73
(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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