

Marketing Preview



54 Clayton Crescent, Waterthorpe, Sheffield, S20 7HN

£150,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



*** GUIDE PRICE £150,000-£160,000*** CHAIN FREE!

ATTENTION FIRST TIME BUYERS! A fantastic opportunity to purchase this three bedroom townhouse which is situated on a quiet cul-de-sac. Offering a stylish bathroom, modern kitchen/diner and ample built in storage space. Also having off road parking and a low maintenance garden. On the doorstep to tram routes, bus routes and Crystal Peaks. Road links to the City Centre and the M1 Motorway.

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

SUMMARY

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PORCH AND HALLWAY

Enter via a uPVC door into the porch which has a further door to the hallway with laminate flooring, a ceiling light and a radiator. Stair rise to the first floor and doors to the lounge and kitchen/diner.

LOUNGE 11'9" x 12'2"

Having a feature wallpapered wall and a radiator. Ceiling light and window to the front.

KITCHEN/DINER 15'8" x 11'10"

Fitted with ample wall and base units, contrasting worktops and tiled splash back. Stainless steel sink with a drainer and mixer tap. Double oven, gas hob and extractor fan. Integrated dishwasher and under counter space for a washing machine. Two ceiling lights, radiator and window to the rear. Tile effect flooring, large under stairs storage cupboard and a uPVC door to the rear.

STAIRS/LANDING

Having three storage cupboards, access to the loft and a ceiling light. Doors to the three bedrooms and shower room.

BEDROOM ONE 10'7" x 11'10"

A large double bedroom with a storage cupboard. Ceiling light, radiator and window to the rear with woodland views.

BEDROOM TWO 7'10" x 12'1"

A double bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window to the front.

BEDROOM THREE 7'8" x 9'5"

A good sized single bedroom with painted walls and laminate flooring. Ceiling light, radiator and window to the front.

SHOWER ROOM 4'9" x 9'0"

A stunning shower room having a double shower cubicle with an overhead and handheld shower, close coupled WC and a vanity wash basin. Spotlighting and obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

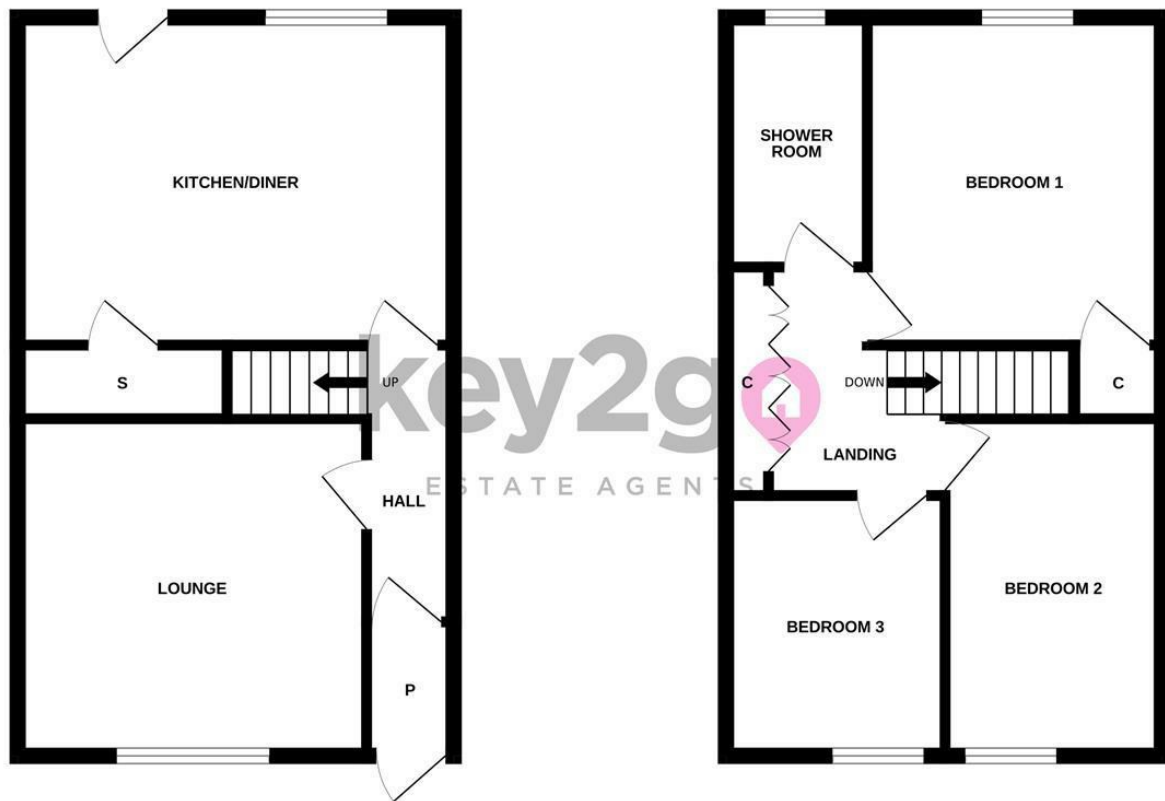
To the front of the property is a driveway with off road parking for one car.

To the rear of the property is a garden which backs on to woodland with a patio and a brick built outhouse.

PROPERTY DETAILS

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.

1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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) A		
(81-91) B		87
(69-80) C	72	
(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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