

## Marketing Preview

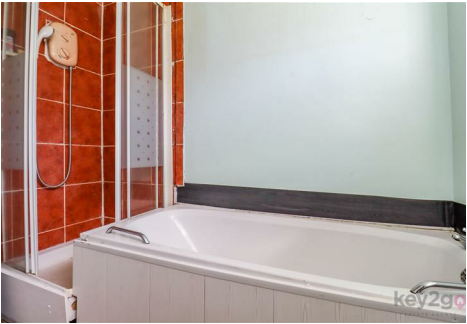


**8 Shortbrook Close, Westfield, Sheffield, S20 8LE**

**£125,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**





A spacious hallway with access to the downstairs WC, the stair rise to the first floor, and a door to the kitchen/diner/living space, which features patio doors opening onto the rear garden.

## SUMMARY

A spacious hallway with access to the downstairs WC, the stair rise to the first floor, and a door to the kitchen/diner/living space, which features patio doors opening onto the rear garden.

The first-floor landing leads to the large master bedroom, which is open to a walk-in wardrobe, a second double bedroom, a single bedroom overlooking the rear garden, and a bathroom fitted with both a shower and a bath.

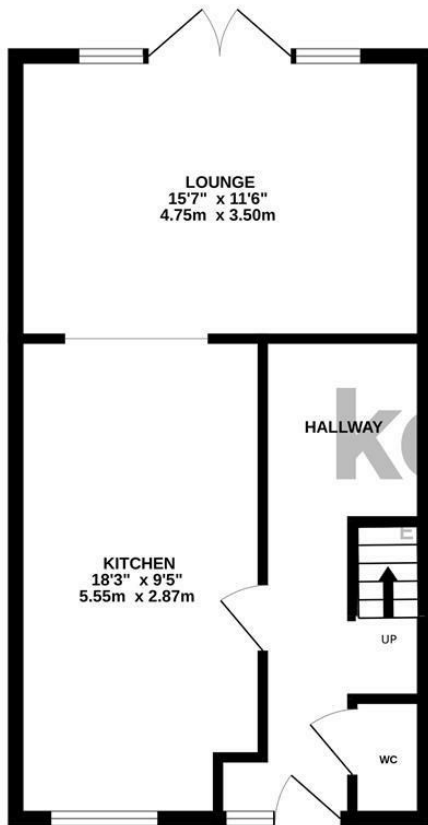
The front of the property features a patio with mature trees and shrubbery, while the rear offers a patio area and two outhouses.

## PROPERTY DETAILS

- FREEHOLD
- 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



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>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	



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