

Marketing Preview



1 Booth Croft, Waterthorpe, Sheffield, S20 7JH

£150,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2



CHAIN FREE! A fantastic opportunity to purchase this deceptively spacious two double bedroom end-terrace which is set on a generous plot with off-road parking and a private, enclosed rear garden. Offering ample storage throughout, the property is ideal for first-time buyers, investors, couples, or families alike. Perfectly located close to Crystal Peaks, local amenities, and excellent transport links.

SUMMARY

CHAIN FREE! A fantastic opportunity to purchase this deceptively spacious two double bedroom end-terrace which is set on a generous plot with off-road parking and a private, enclosed rear garden. Offering ample storage throughout, the property is ideal for first-time buyers, investors, couples, or families alike. Perfectly located close to Crystal Peaks, local amenities, and excellent transport links.

A welcoming and spacious hallway features a large storage cupboard with access to the stairs, lounge, and kitchen/diner, finished with laminate flooring. The good-sized lounge offers neutral décor, carpet flooring, a window, and an electric fireplace. The open-plan kitchen/diner is fitted with ample wall and base units, contrasting worktops, and space for appliances. It also benefits from a breakfast bar area, a large pantry/storage cupboard, space for dining, two windows, laminate flooring, and access to the rear garden.

Stairs rise to the landing, which is carpeted and fitted with a handrail, two storage cupboards, and access to two bedrooms and the shower room. Bedroom one is a double with neutral décor, a feature wallpapered wall, carpet, and a window. Bedroom two is also a double, finished in neutral décor with carpet, a built-in storage cupboard, and a window. The shower room is partly tiled and fitted with a close-coupled WC, sink, and a large walk-in shower unit with a glass screen, along with a window for natural light.

The rear garden is private and enclosed, featuring a patio area, artificial lawn, shrubbery, and a fence surround. There is also space for one car at the back of the garden with access via a side gate. To the front and side, the property sits on a generous, private, and enclosed plot with well-presented lawns, shrubbery, and fencing.

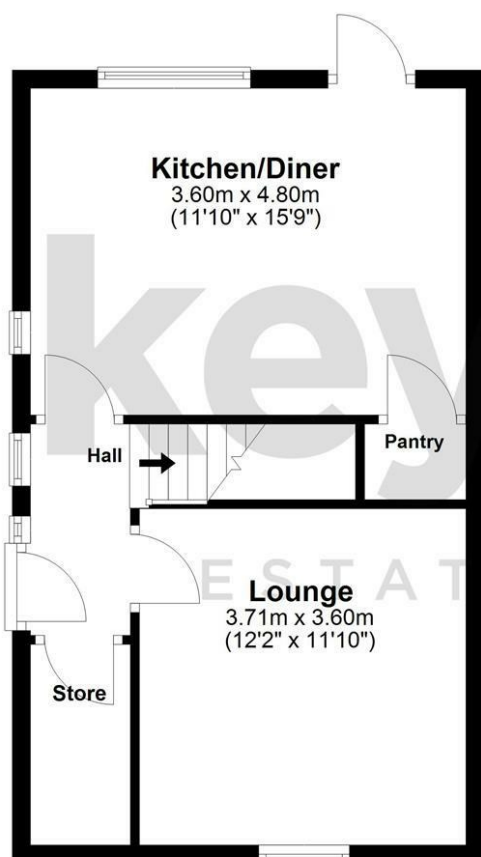
PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

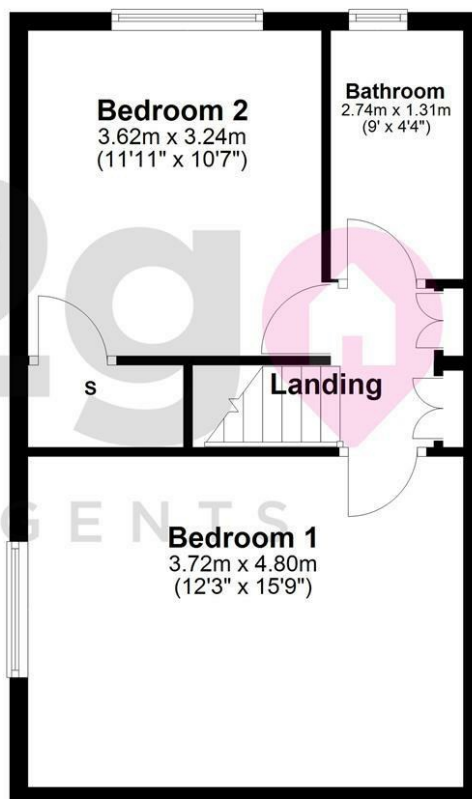
Ground Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.5 sq. feet)



Total area: approx. 80.1 sq. metres (862.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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