

## Marketing Preview



**36 Westland Close, Westfield, Sheffield, S20 8ER**

**£160,000**

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



A fantastic opportunity to purchase this modern, spacious, and move-in-ready two double-bedroom end-terrace property, tucked away in a quiet cul-de-sac. The home offers off-road parking for two cars, a generous master bedroom with a walk-in wardrobe, and an enclosed rear garden complete with a large brick-built shed. Ideally positioned close to the main tram route and a range of local amenities, including Crystal Peaks Shopping Centre, this property is perfect for first-time buyers.

## SUMMARY

A fantastic opportunity to purchase this modern, spacious, and move-in-ready two double-bedroom end-terrace property, tucked away in a quiet cul-de-sac. The home offers off-road parking for two cars, a generous master bedroom with a walk-in wardrobe, and an enclosed rear garden complete with a large brick-built shed. Ideally positioned close to the main tram route and a range of local amenities, including Crystal Peaks Shopping Centre, this property is perfect for first-time buyers.

Entrance via a useful porch leading into a bright and spacious lounge, with a front-facing window providing plenty of natural light. Stairs rise to the first floor, and a door leads through to the well-proportioned kitchen/diner.

Stairs rise to the first-floor landing, which also provides access to the loft. To the front is a good-sized double bedroom featuring a handy walk-in wardrobe. A second double bedroom is positioned to the rear. The bathroom benefits from a freestanding bath and a separate shower cubicle.

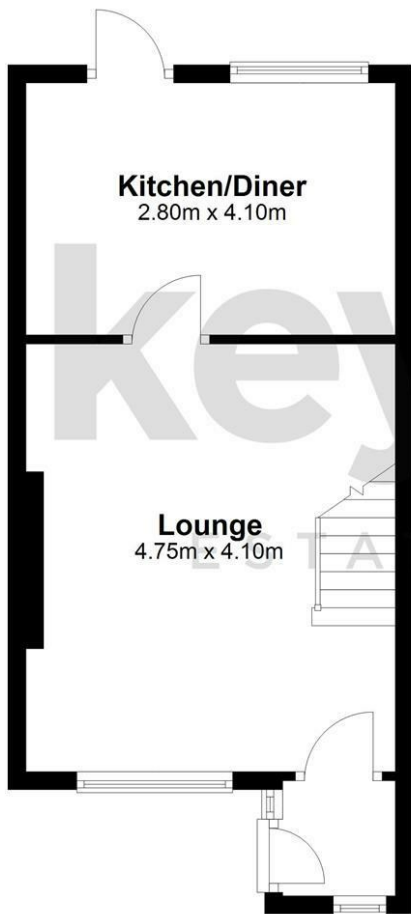
To the front of the property is a driveway providing off-road parking for two cars, along with side access leading to the rear garden. The rear features an enclosed garden with a lawn and decked seating area. There is also a large brick-built outbuilding, ideal for storage or offering excellent potential to convert into an outdoor reception room or garden office.

## PROPERTY DETAILS

- LEASEHOLD
- 99 YEARS REMAINING
- GROUND RENT £145.00PA
- SERVICE CHARGE £45.00 PA
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN

### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>71</b>	<b>78</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 