

Marketing Preview



55 Sandy Acres Drive, Waterthorpe, Sheffield, S20 7LS

£180,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this two double bedroom semi-detached property which is situated in a desirable area. Offering an enclosed `and private rear garden, off road parking for three cars and a garage. Close to great amenities and road links to the M1 Motorway and Sheffield City Centre. Perfect for first time buyers or families alike!

SUMMARY

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PORCH

Enter via composite door into the porch with neutral decor, vinyl flooring and a ceiling light. Door to the lounge

LOUNGE 12'9" x 14'8"

A spacious reception room with carpeted flooring and a gas fire with marble surround. Two ceiling lights, two radiators and a bay window to the front. Door to the kitchen.

KITCHEN 12'9" x 8'9"

A modern kitchen fitted with ample wall and base units and contrasting worktops. Integrated dishwasher, space for a full height fridge/freezer and under counter space for a washing machine. Oven, gas hob and extractor fan. Ceiling light, radiator and window. Vinyl flooring and door to the rear garden.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, ceiling light and access to the loft. Doors to the two bedrooms and bathroom.

BEDROOM ONE 11'0" x 8'11"

A double bedroom with carpeted flooring, large built in wardrobes and built in over bed storage. Ceiling light, radiator and window to the rear.

BEDROOM TWO 9'5" x 8'8"

A double bedroom with carpeted flooring, built in storage and wardrobe. Ceiling light, radiator and window.

BATHROOM 6'4" x 5'7"

Comprising of a bath with a shower, sink with storage and a close coupled WC. Ceiling light, radiator and obscure glass window. Neutral decor and vinyl flooring.

OUTSIDE

A private, enclosed and low maintenance garden which is well presented and not overlooked. Having a patio area, lawned area and access to the garage.

PROPERTY DETAILS

- LEASEHOLD, 110 YEARS REMAINING, £120.00PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.

1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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