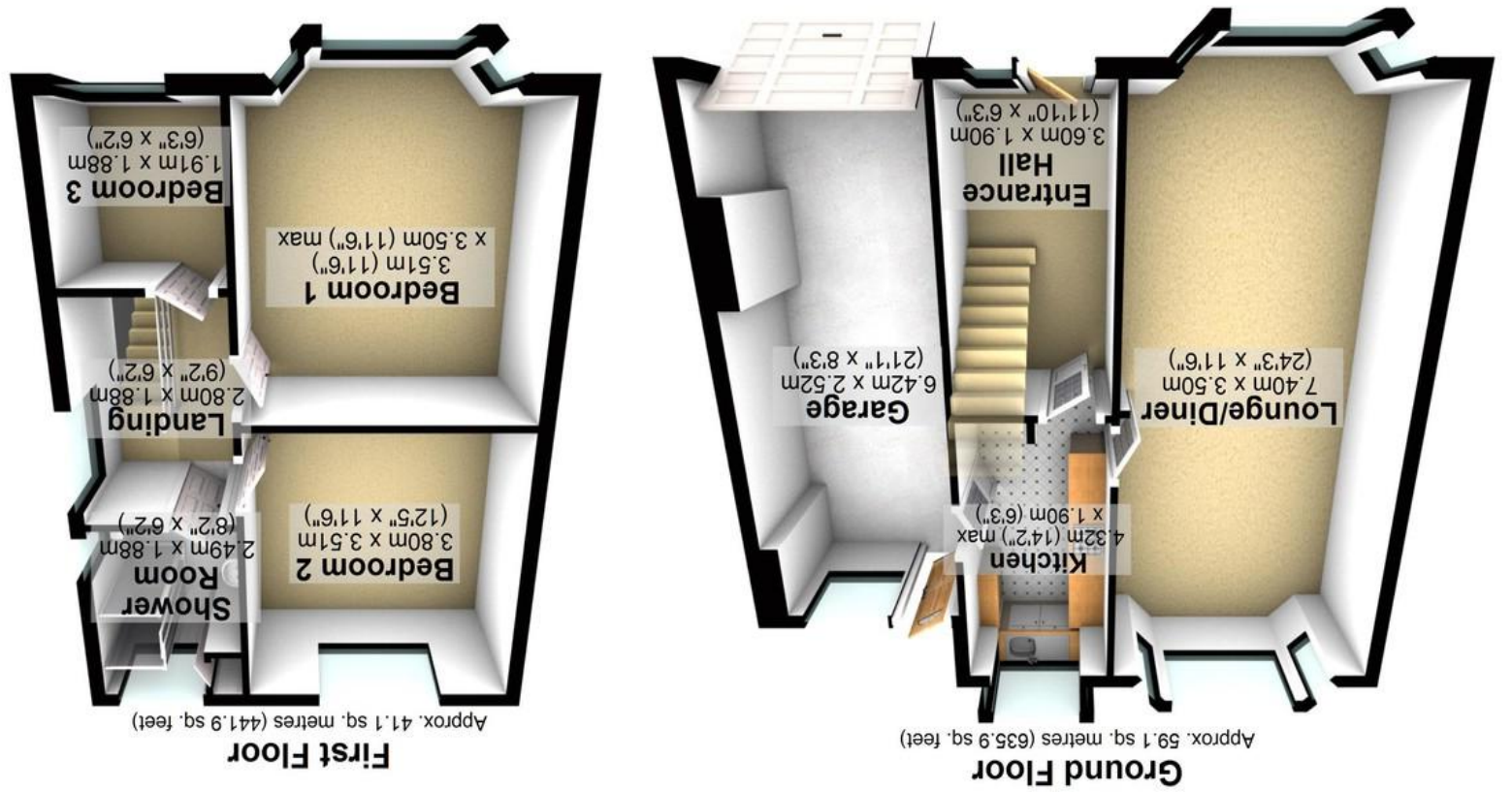


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Current	Potential
64	80

England & Wales	
EU Directive 2002/91/EC	Not energy efficient - higher running costs
A	(92+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

Total area: approx. 100.1 sq. metres (1077.8 sq. feet)
All measurements are approximate
Plan produced using PlanUp.





92 Westwick Crescent | Beauchief | Sheffield | S8 7DJ

Property Tenure: Leasehold

With direct access to the woodland and golf course to the rear is this well presented and proportioned, three bedroomed, bay windowed, detached family home. Stood in this larger than expected plot with fabulous rear private garden the property also enjoys some incredible views, off road parking and garage. Offered to the open market with the benefit of no upward chain and immediate vacant possession number 92 has vast untapped potential to extend to the rear, side and loft as neighbouring properties have already done (subject to planning) to create a forever family home. Quietly tucked away on this no through road in the heart of this well sought after residential suburb, close to numerous local amenities, top local schooling catchments and The Peak District is right next door. With super light and spacious accommodation arranged across two floors it's easy to say this property is pitch perfect for the growing family market looking to create a forever home and must be viewed to see full potential on offer.



PROPERTY FEATURES

- THREE BEDROOMED DETACHED FAMILY HOME
- DIRECT ACCESS TO THE WOODLAND AND GOLF COURSE FROM THE REAR
- LARGER THAN EXPECTED REAR GARDEN
- OFF ROAD PARKING AND GARBAGE
- AVAILABLE WITH NO UPWARD CHAIN AND IMMEDIATE VACANT POSSESSION
- QUIET CUL DE SAC ROAD WITH NO THROUGH FARE
- HUGE POTENTIAL TO EXTEND TO THE SIDE REAR AND LOFT
- PERFECT FOR THE FAMILY LOOKING TO CREATE A FOREVER HOME
- HEART OF WELL SOUGHT AFTER BEAUCHIEF
- LEASEHOLD 726 YEARS REMAINING £7 PA COUNCIL TAX BAND D £2,053.83 PA

GUIDE PRICE £335,000-£345,000

