

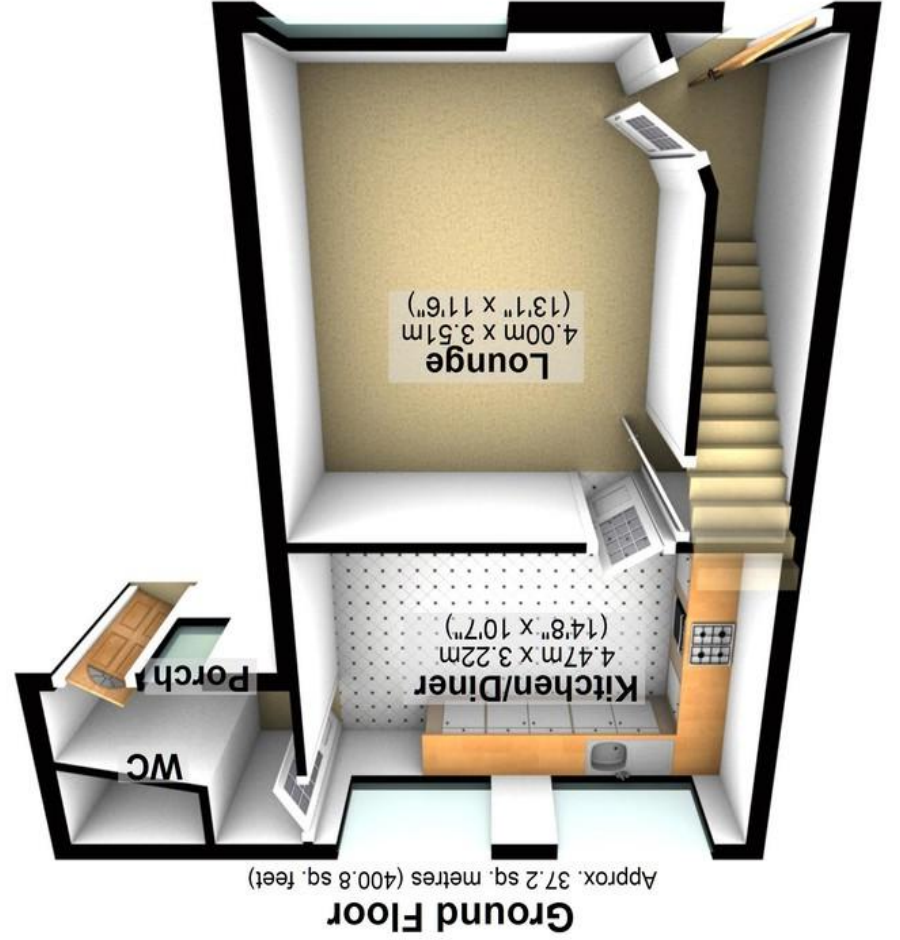
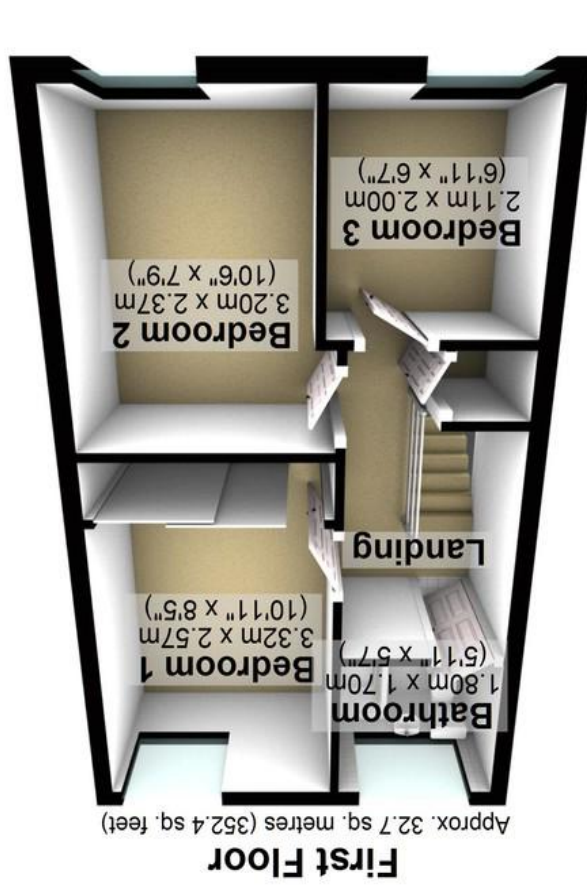
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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England & Wales	
EU Directive 2002/91/EC	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
	58
	87
Potential	

Total area: approx. 70.0 sq. metres (753.1 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.







89 Meadowcroft Gardens | Westfield | Sheffield | S20 8EJ Property Tenure: Freehold

Quietly tucked away on this little known backwater is this well presented and deceptive three bedroomed end of terrace. With private rear garden and garage the property will be perfect for the first time buyer and young family alike. With a woodland view to the front and spacious light accommodation across two floors number 89 also potential (subject to planning) to extend to the side and rear if required. Located in this popular residential suburb within easy access to numerous local amenities, central Sheffield, Crystal Peaks shopping centre is also close by and well regarded schooling catchments are also on offer. In brief the property comprises entrance hall, sitting room, kitchen diner, utility and WC are on the ground floor. To the first floor are three bedrooms and a bathroom. Outside are private garden and garage.



**PROPERTY FEATURES**

- THREE BEDROOMED END OF TERRACE
- QUIET TUCKED AWAY POSITION ENSURING PRIVACY
- GARAGE AND REAR ENCLOSED GARDEN
- PERFECT FOR THE FIRST TIME BUYER OR YOUNG FAMILY
- VIEWING ADVISED TO SEE FULL POTENTIAL ON OFFER
- WELL SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES AND GREAT SCHOOLING CATCHMENTS
- TWO FLOORS OF SPACIOUS ACCOMMODATION
- POTENTIAL TO EXTEND SUBJECT TO PLANNING TO THE REAR AND SIDE
- WOODLAND VIEWS TO THE FRONT

**OFFERS IN THE REGION OF  
£140,000**

