

# 8 PURBECK ROAD



BLENHEIM









LOUNGE

Welcome to 8 Purbeck Road, a two bedroomed semi-detached residence that is ideal for a first-time buyer. The home offers light-filled living spaces, a low-maintenance rear garden and is close to local amenities.

This home has a good-sized lounge and a well-appointed kitchen, two double bedrooms and a family bathroom. To the front of the property is an off-road parking space and to the rear is a garden with mature trees.

8 Purbeck Road is close to local amenities, including public houses, shops, restaurants and the Crystal Peaks shopping centre/retail park. Rother Valley Country Park is a short journey away from the property and there are good transport links with the M1 motorway network, close by.

**The property briefly comprises on the ground floor:** Entrance hallway, lounge, store and kitchen.

**On the first floor:** Landing, family bathroom, bedroom 2 and bedroom 1.





KITCHEN

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*A semi-detached home that is ideal for a first-time buyer.*



# GROUND FLOOR, FIRST FLOOR & EXTERIOR AND GARDENS

*A composite door with an obscured double glazed panel opens to the:*

## Entrance Hallway

With a side facing UPVC double glazed obscured panel, pendant light point and a central heating radiator. A timber door opens to the lounge.

## Lounge

13'11 x 10'1 (4.23m x 3.08m)

A light-filled lounge having a front facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator and a TV/aerial point. Timber doors open to the store and kitchen.

## Store

A useful area for storage with shelving.

## Kitchen

13'4 x 8'10 (4.07m x 2.70m)

A well-appointed kitchen having a rear facing UPVC double glazed window, pendant light point, flush light point and a central heating radiator. There are a range of fitted base/ wall and drawer units incorporating a timber work surface, tiled splashback and an inset 1.0 bowl sink with a black mixer tap. Appliances include a Lamona four-ring induction hob, extractor hood, Lamona oven/grill and a fridge. A timber door with a double glazed obscured panel opens to the rear of the property.

From the entrance hallway, a staircase with a timber handrail rises to the:

## First Floor

## Landing

With a side facing UPVC double glazed obscured window and a pendant light point. Timber doors open to the family bathroom, bedroom 2 and bedroom 1.

## Family Bathroom

Having a side facing UPVC double glazed obscured window, recessed lighting, partially tiled walls, and a central heating radiator. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. There is a panelled bath with traditional chrome taps, a fitted shower unit and a curtain rail.

## Bedroom 2

11'0 x 7'5 (3.36m x 2.25m)

A double bedroom with a rear facing UPVC double glazed window, pendant light point and a central heating radiator. Access can be gained to loft storage.

## Bedroom 1

11'9 x 10'2 (3.58m x 3.10m)

Another double bedroom having a front facing UPVC double glazed window, pendant light point and a central heating radiator. Double timber doors open to a storage cupboard that has shelving and a timber door opens to a cupboard that houses the Vaillant boiler.

## Exterior and Gardens

To the front of the property, there is an area mainly laid to lawn and a driveway with off-road parking for one vehicle. Access can be gained to the main entrance door.

The driveway continues down the left hand side of the property, where there is exterior lighting and a wrought iron pedestrian gate which opens to the rear of the property.

To the rear of the property, there is exterior lighting, a water tap and a seating area. Beyond this is a garden mainly laid to lawn with mature plants and trees. The garden is enclosed by stone walling and timber fencing.



BEDROOM 2



BEDROOM 1



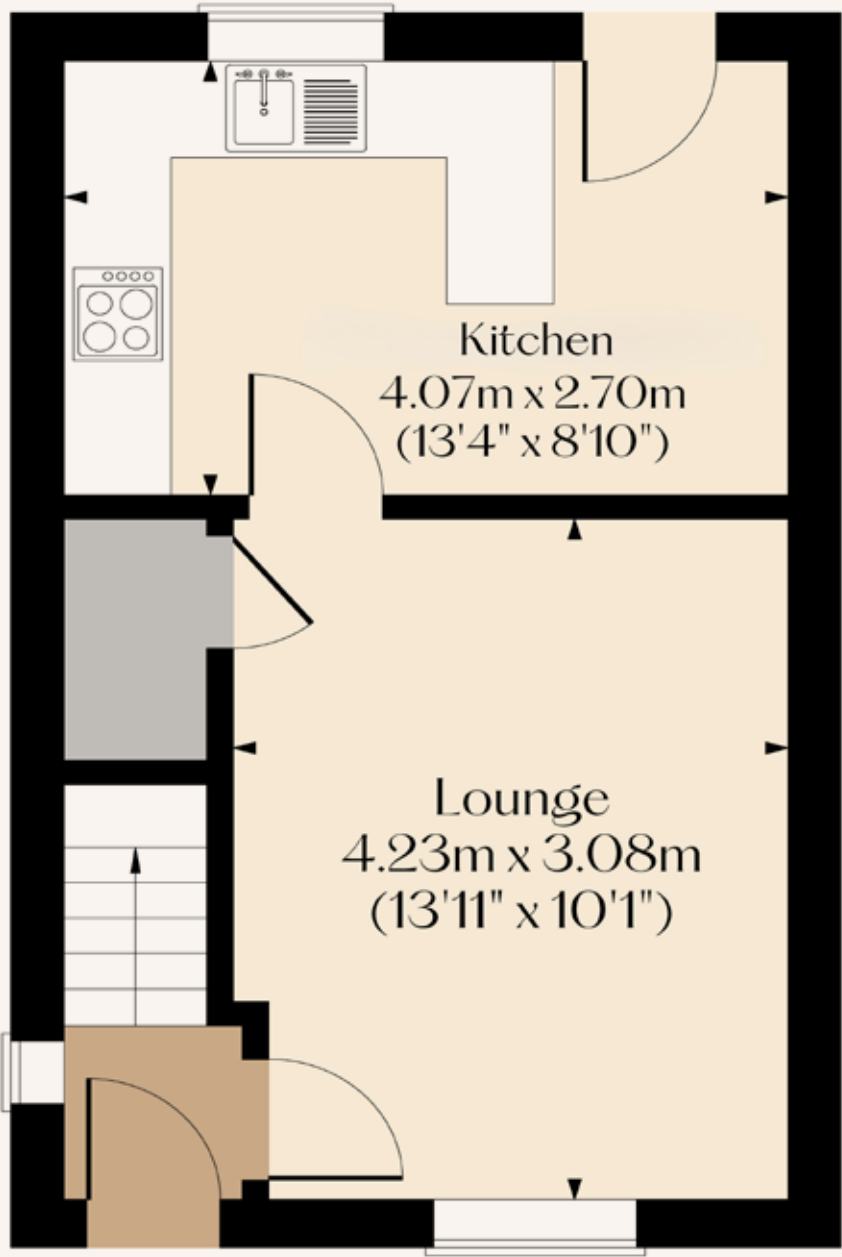


EXTERIOR AND GARDENS



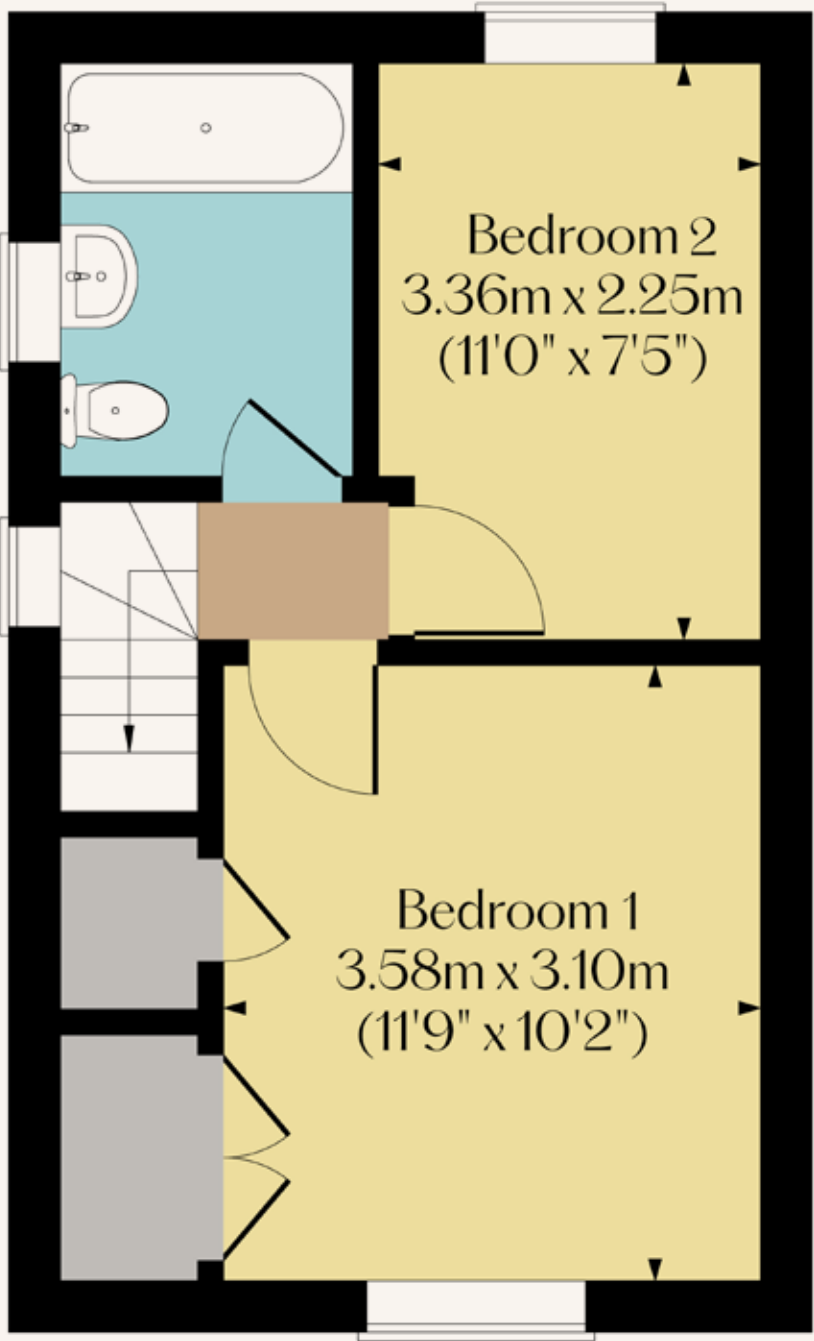
# GROUND FLOOR

Total Approximate Floor Area:  
620 SQ.FT. (57.6 SQ.M.)  
Ground Floor: 310 SQ.FT. (28.8 SQ.M.)



# FIRST FLOOR

First Floor: 310 SQ.FT. (28.8 SQ.M.)



BEDROOMS 2	BATHROOMS 1
LIVING ROOMS 1	SQFT 620
TENURE Leasehold	COUNCIL TAX A

### Tenure Details

The ground rent is £145 per year.

### Services

Mains gas, mains electric, mains water and mains drainage.  
The broadband is ADSL and the mobile phone signal quality is good.

### Covenants/Easements or Wayleaves and Flood Risk

None and the flood risk is very low.

### Rights of Access/Shared Access

None

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		89
69–80	C	74	
55–68	D		
39–54	E		
21–38	F		
01–20	G		



# 8 PURBECK ROAD

Waterthorpe, Sheffield,  
South Yorkshire, S20 7NL

Offers in the Region of  
£160,000

Viewing strictly by appointment with our  
consultant on: 0114 358 2020

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