



24 Westland Gardens, Westfield, Sheffield, S20 8ES

Saxton Mee

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Westfield

Price Guide

£135,000

* GUIDE PRICE £135,000 - £140,000 *

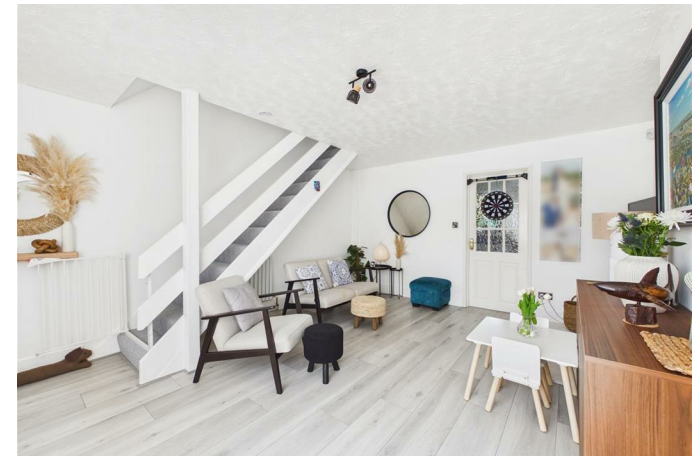
Tucked away near the end of a quiet cul-de-sac, this appealing two-bedroom mid-terrace offers a balance of comfort, convenience and everyday practicality - ideal for first-time buyers, young professionals or a someone looking for a home they can move straight into.

Positioned close to Crystal Peaks Shopping Centre, retail parks, Supertram links, motorway connections and Sheffield city centre, the property combines peaceful surroundings with excellent day-to-day accessibility.

Inside, the home feels light, airy and surprisingly spacious throughout. Benefiting from uPVC double glazing and a brand new gas combination boiler installed in November 2025, the accommodation briefly comprises an entrance porch, a bright and well-proportioned living room, and a well-equipped kitchen designed for modern living.

Upstairs, a generous double bedroom, a versatile second bedroom and a modern bathroom fitted with new sanitary ware and an electric shower. A fully boarded loft with pull-down ladder provides added additional storage space.

Outside: lawned front garden with an enclosed attractively set out rear garden with a newly decked seating area, paving beyond and useful external store.



- Beautifully presented two-bedroom mid-terrace home
- Quiet cul-de-sac position offering added privacy
- Ideal for first-time buyers, young couples or families
- Bright, well-proportioned accommodation throughout
- Brand new gas combination boiler installed November 2025
- Stylish bathroom with new sanitary ware
- Fully boarded loft with pull-down ladder access
- Attractive enclosed rear garden with new decking and nearby allocated off-road parking
- Excellent access to Crystal Peaks, Supertram and motorway links
- EPC: C Tenure: Leasehold Council Tax Band: A





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