



40 Westwick Crescent, Sheffield S8 7DH

Saxton Mee

Lettings



# 40 Westwick Crescent

Per Calendar Month

## £1,700 Per Calendar

A superb extended four bedroom detached family property. Thoroughly upgraded and immaculately presented, which truly warrants an internal inspection to appreciate the style, size and standard of accommodation on offer. Enjoying lovely far reaching views to the rear and located on this much sought after position, close to local shopping facilities, popular schools and public transport.

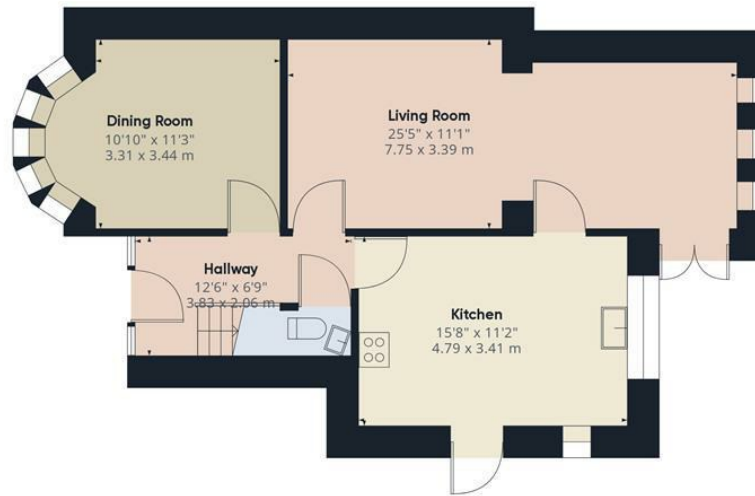
The property briefly comprises of: entrance porch, reception hallway, extended family kitchen, living room with extended family area, dining room and w.c. First floor: four bedrooms and bathroom. Outside: off road parking, garage and landscaped family garden to the rear.

FURNISHING NEGOCIABLE 6 or 12 MONTH TENANCY.  
Restrictions: No smokers. Energy Efficiency Rating -  
Awaiting Information Council Tax Band - D

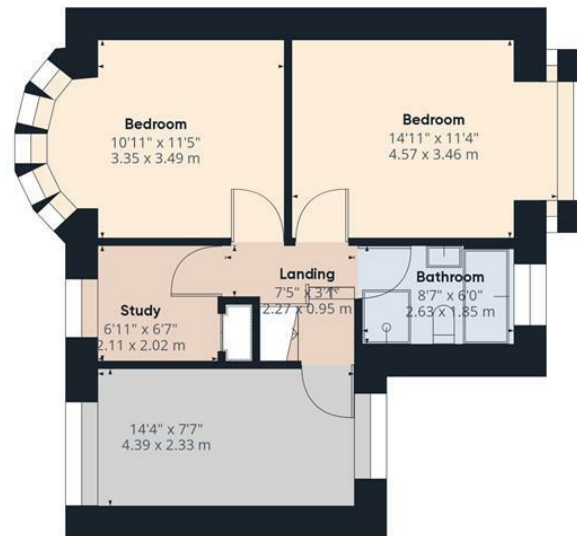








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1232.98 ft<sup>2</sup>

114.55 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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