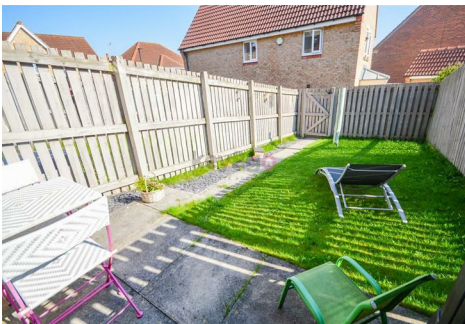


## Marketing Preview



**21 Oxclose Park Rise, Halfway, Sheffield, S20 8GW**

**£155,000**

**Bedrooms 2, Bathrooms 2, Reception Rooms 1**





CHAIN FREE!! Call our sales team to arrange a viewing on this deceptively spacious, two double bedroom, terraced property tucked away in a quiet spot. Offering downstairs WC, good sized enclosed garden and off road parking. Close to great local amenities and road/transport links. Perfect for first time buyers or if you are just wanting to downsize!!

## SUMMARY

CHAIN FREE!! Call our sales team to arrange a viewing on this deceptively spacious, two double bedroom, terraced property tucked away in a quiet spot. Offering downstairs WC, good sized enclosed garden and off road parking. Close to great local amenities and road/transport links. Perfect for first time buyers or if you are just wanting to downsize!!

## KITCHEN 8'7" x 9'6"

Fitted with wall and base units, contrasting worktops and stainless steel splash backs. Stainless steel circular sink with mixer tap. Oven, hob and extractor fan. Ceiling light, radiator and window. Tiled flooring, sliding doors to lounge and door to downstairs WC.

## DOWNSTAIRS WC 3'1" x 7'4"

Comprising of close coupled WC, wash basin and currently housing washing machine. Ceiling light, radiator and obscure glass window.

## LOUNGE 12'2" x 14'11"

A bright and airy reception room with neutral decor and laminate flooring. Ceiling light, radiator and double door to garden.

## STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, access to the loft and cupboard housing boiler. Doors to two bedrooms and bathroom.

## BEDROOM ONE 12'1" x 11'7"

A good size double bedroom with white walls and carpet flooring. Ceiling light, radiator and window to the rear.

## BEDROOM TWO 8'10" x 8'7"

A second double bedroom with white walls and carpet flooring. Ceiling light, radiator and window to the front.

## BATHROOM 6'0" x 5'8"

Comprising of bath with over head shower, pedestal sink and close coupled WC. Ceiling light, radiator, part tiled walls and tiled flooring.

## OUTSIDE

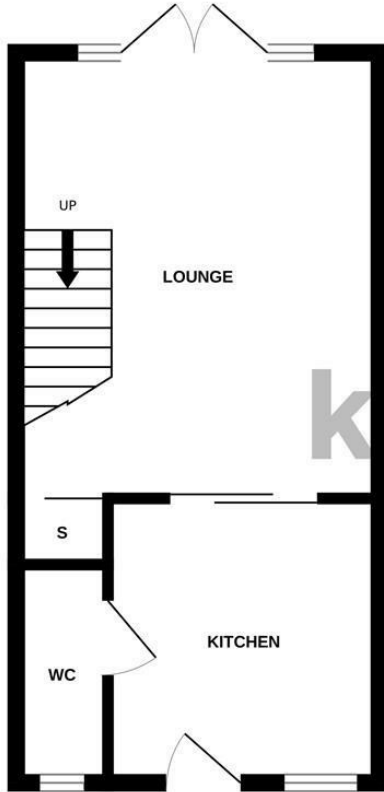
To the front of the property is a driveway providing off road parking for one car.

To the rear of the property is a low maintenance enclosed rear garden with patio, lawn area and fencing around the boundary.

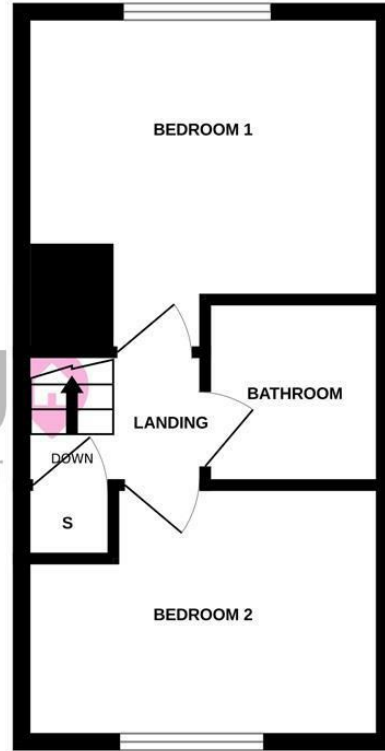
## PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A

GROUND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR  
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

