

Marketing Preview



20 Hall Meadow Croft, Halfway, Sheffield, S20 4XB

£170,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £170,000 - £180,000**** A fantastic opportunity to purchase this beautifully presented two bedroom mid-terraced property situated in a popular residential area. Having off road parking, garage and beautifully presented rear garden. The property is also situated within close proximity to main public transport links. Located on the doorstep to countryside walks, local amenities and a choice of local schools. Perfect for first time buyers or investors!

- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A

SUMMARY

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HALLWAY

Enter through composite door into hallway with laminate flooring, neutral decor, spotlight and radiator. Doors to lounge and kitchen.

LOUNGE 11'9" x 15'7"

A good size reception room with laminate flooring and neutral decor. ceiling light, radiator and patio doors onto rear garden. Stair rise to first floor.

KITCHEN 7'10" x 8'4"

Comprising of wall and base units, worktops and tiled splash backs. Electric oven, gas hob and extractor fan. One and a half sink with drainer and mixer tap. Integrated fridge/freezer and under counter space for washing machine. Neutral decor, tiled flooring, ceiling light and window.

STAIRS/LANDING

A carpeted stair rise to first floor landing with neutral decor, ceiling light and doors to two bedrooms and bathroom.

BEDROOM ONE 11'9" x 12'0"

A large, spacious double bedroom with laminate flooring and neutral decor. Ceiling fan light, radiator and window to the rear.

BEDROOM TWO 5'6" x 12'0"

A second bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window to the front.

BATHROOM 5'11" x 8'8"

Comprising of shower cubicle with electric shower, wash basin and close coupled WC. Ceiling light, radiator and obscure glass window. Neutral decor, laminate flooring and storage cupboard.

OUTSIDE

To the front of the property is a lawn area and steps to front door.

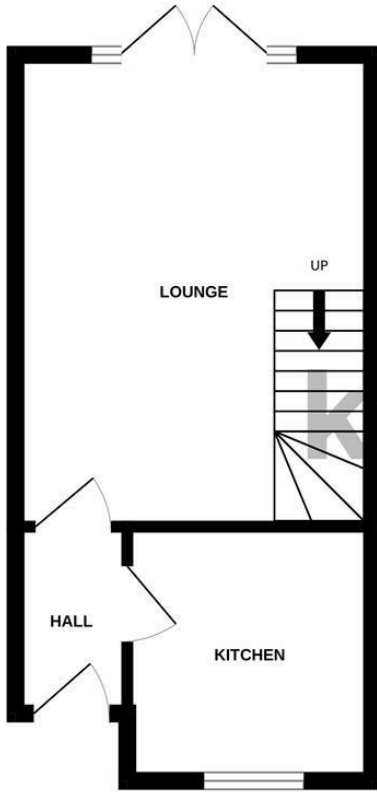
To the side of the property is a garage and off road parking.

To the rear of the property is a beautifully presented, enclosed garden with patio area and lawn.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED

GROUND FLOOR
274 sq.ft. (25.5 sq.m.) approx.



1ST FLOOR
276 sq.ft. (25.6 sq.m.) approx.



key2go
STATE AGENT

TOTAL FLOOR AREA : 550 sq.ft. (51.1 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) A		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

