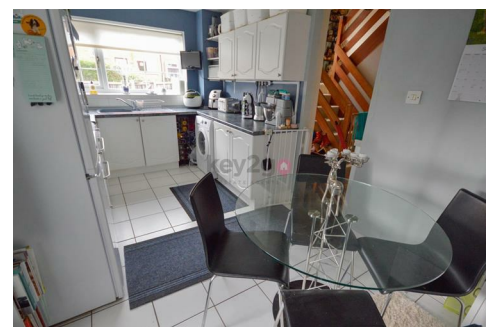
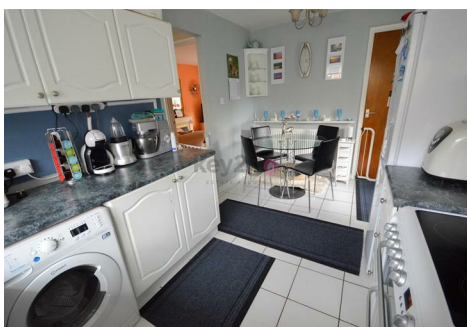


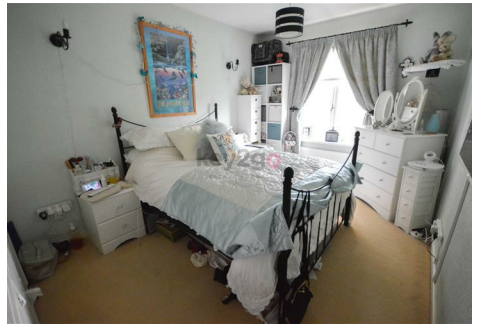
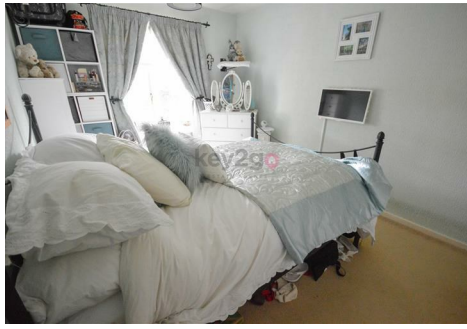
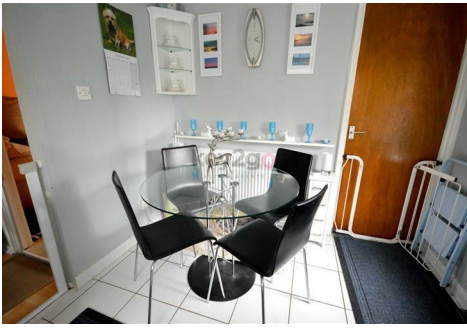
## Marketing Preview



**46 Norgreave Way, Halfway, Sheffield, S20 4TN**

**£140,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**



Don't miss your opportunity to purchase this well presented three bedroom end terrace property which is situated in a popular residential area. Offering a utility room and enclosed rear garden. Close to great local amenities, tram routes and good road links to Sheffield City Centre. Ideal for first time buyers!

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

## SUMMARY

Don't miss your opportunity to purchase this well presented three bedroom end terrace property which is situated in a popular residential area. Offering a utility room and enclosed rear garden. Close to great local amenities, tram routes and good road links to Sheffield City Centre. Ideal for first time buyers!

## HALLWAY

Enter through UPVC door into hallway with laminate flooring. Ceiling light, radiator and large under stairs storage cupboard. Doors to lounge, kitchen and stair rise to first floor landing.

## LOUNGE 11'11" x 13'0"

A bright lounge with laminate flooring, neutral decor. Ceiling light, radiator and window over looking rear garden.

## KITCHEN/DINER 14'2" x 7'0"

Fitted with ample wall and base units and contrasting worktops. Space for freestanding cooker and under counter space for washing machine. Two ceiling lights, two windows and tiled flooring. Door to utility room.

## UTILITY ROOM 9'1" x 5'6"

Useful extra space with base units and place for tumble dryer. Ceiling light, tiled flooring and neutral decor. Door to rear garden.

## STAIRS/LANDING

A carpet stair rise to first floor spacious landing with ceiling light and window. Doors to three bedrooms, bathroom and WC.

## BEDROOM ONE 13'8" x 8'11"

A good sized double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window.

## BEDROOM TWO 13'5" x 8'8"

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

## BEDROOM THREE/BOX ROOM 7'3" x 5'11"

A third room which could be used a nursery with neutral decor and laminate flooring. Ceiling light and obscure glass window.

## BATHROOM 5'9" x 5'9"

Comprising of bath with electric shower, shower screen and sink. Ceiling light, radiator and obscure glass window. Tiled walls and vinyl flooring.

## WC 2'9" x 5'6"

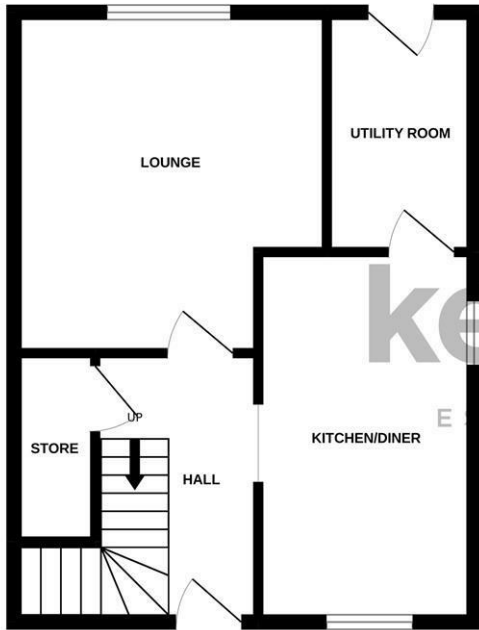
With close coupled WC, ceiling light, obscure glass window and tiled walls.

## OUTSIDE

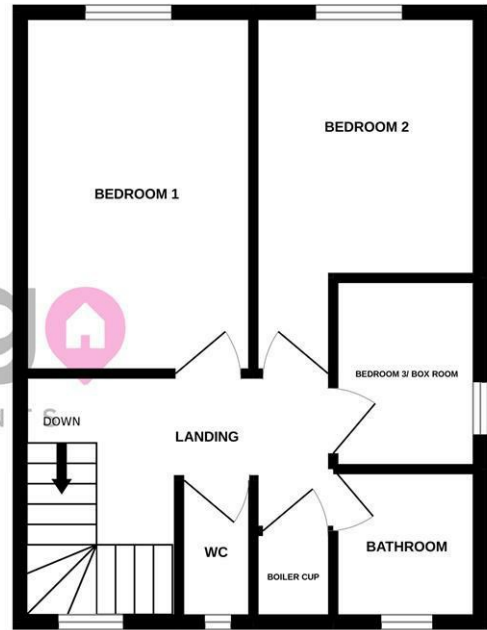
To the front of the property is a pebbled lawn and path to front door. To the rear of the property is a low maintenance astroturfed lawn, patio area and pebbled boarder. Fencing to the boundary.

## PROPERTY DETAILS

GROUND FLOOR  
411 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 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>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</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	

