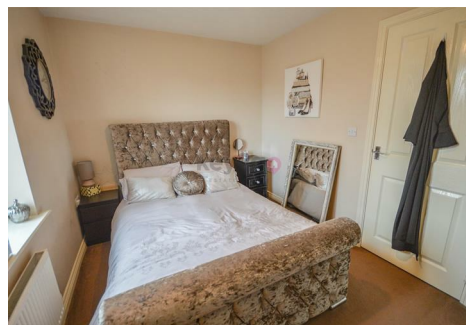


## Marketing Preview



**11 Deepwell Mews, Halfway, Sheffield, S20 4SJ**

**£175,000**

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



**\*\* GUIDE PRICE £175,000 - £180,000 \*\* NO CHAIN!!** A fantastic opportunity to purchase this ready to move into, two bedroom semi-detached property which is situated in a popular area. Offering downstairs WC, enclosed garden and allocated parking. Being close to countryside walks, a choice of local amenities and good road links to Sheffield City Centre and M1 Motorway. Perfect for first time buyers, small families and buyers looking to downsize!

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

## SUMMARY

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## HALLWAY

A bright reception room with white walls and carpeted flooring. Ceiling light, radiator and stair rise to the first floor. Doors to the lounge, downstairs WC and open to the kitchen.

## KITCHEN 5'5" x 9'10"

Comprising of modern wall and base units, wood effect worktops and tiled splash backs. Stainless steel sink with drainer. Oven, hob and extractor fan. Under counter space for a washing machine and space for a full height fridge/freezer. Ceiling light, vinyl flooring and window to the front. Cupboard housing the boiler.

## DOWNSTAIRS WC 3'1" x 6'2"

Comprising of close coupled WC, pedestal sink and vinyl flooring. Ceiling light, radiator and obscure glass window.

## LOUNGE 12'1" x 14'7"

Comprising of feature wallpapered wall, carpeted flooring and storage cupboard. Two ceiling lights, radiator and patio doors to the rear.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with ceiling light, radiator and access to the loft. Doors to the two bedrooms and bathroom.

## BEDROOM ONE 12'1" x 8'3"

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

## BEDROOM TWO 12'1" x 8'7"

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

## BATHROOM 5'6" x 7'3"

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

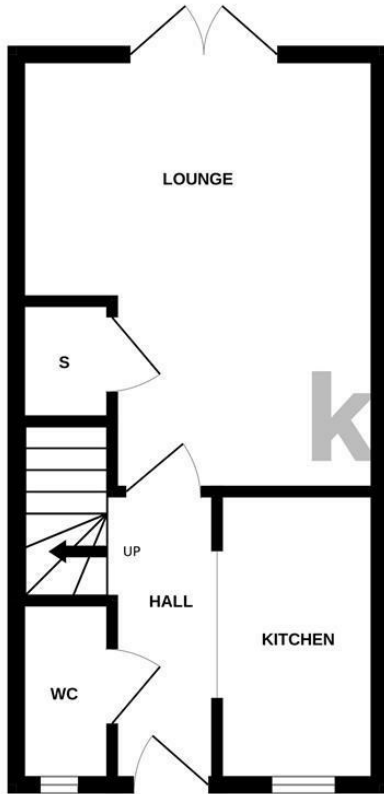
## OUTSIDE

Situated on a corner plot with lawn area with a tree to the side, wrought iron railing to the boundary and gate to the rear.

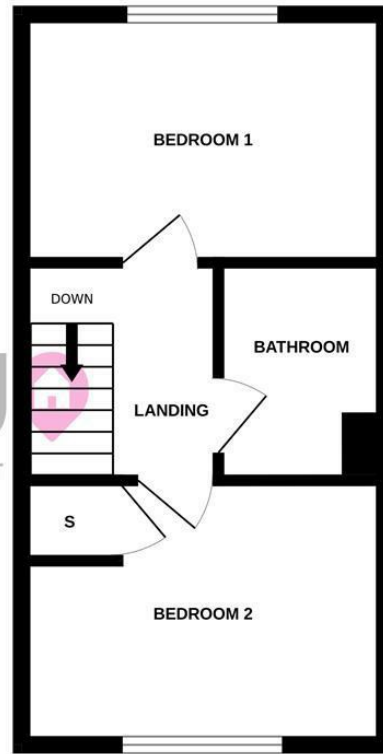
To the rear of the property is a further lawn to the side and rear, patio, shed and fence. Gate to the carpark.

## PROPERTY DETAILS

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



1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



key2go  
STATE AGENT

TOTAL FLOOR AREA : 594 sq.ft. (55.2 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>91</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	

