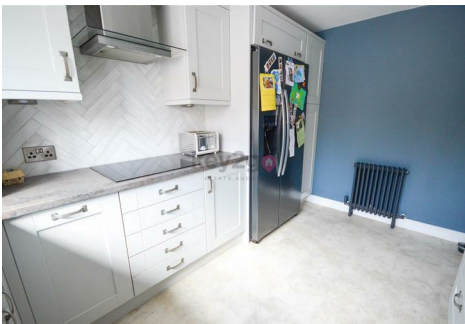


Marketing Preview



8 Middle Ox Close, Halfway, Sheffield, S20 4SQ

£230,000

Bedrooms 3, Bathrooms 2, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this three bedroom semi-detached family home! Offering conservatory, downstairs WC and family bathroom. Also having garage with power and lighting and low maintenance, enclosed rear garden. Close to great amenities and main public transport links and road networks to the M1 Motorway.

SUMMARY

CHAIN FREE!! A fantastic opportunity to purchase this three bedroom semi-detached family home! Offering conservatory, downstairs WC and family bathroom. Also having garage with power and lighting and low maintenance, enclosed rear garden. Close to great amenities and main public transport links and road networks to the M1 Motorway.

HALLWAY

Enter via composite door into the hallway with laminate flooring and neutral decor. Ceiling light and radiator. Door to the downstairs WC, kitchen lounge and under stairs storage cupboard. Stair rise to the first floor.

DOWNSTAIRS WC 2'7" x 5'10"

Comprising of WC and wall mounted sink. Ceiling light, radiator, neutral decor and laminate flooring.

LOUNGE 14'10" x 12'0"

A bright and spacious reception room with neutral decor and carpeted flooring. Ceiling light, radiator and french doors into the conservatory.

KITCHEN 8'7" x 11'10"

Comprising of wall and base units, worktops and tiled splash backs. Sink with a mixer tap. Electric oven, Neff hob and extractor fan. Under counter space for a washing machine and space for an American style fridge/freezer. Spotlighting, radiator and window. Neutral decor and laminate flooring.

CONSERVATORY 8'9" x 8'2"

Having spotlighting, neutral decor, laminate flooring and insulated roof.

STAIRS/LANDING

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

BEDROOM ONE 9'3" x 10'11"

A double bedroom with neutral decor, laminate flooring and built in wardrobes. Ceiling light, radiator and window to the front. Door to the ensuite.

ENSUITE 5'2" x 5'8"

Comprising of a shower cubicle with a plumbed in shower, WC and sink. Ceiling light, obscure glass window and over stairs storage cupboard. Tiled flooring and tiled walls.

BEDROOM TWO 8'6" x 9'4"

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

BEDROOM THREE 5'11" x 9'6"

A third bedroom having laminate flooring and neutral decor. Ceiling light, radiator and window to the rear.

BATHROOM 5'6" x 6'2"

Having a bath with a mixer shower tap, WC and sink. Ceiling light, radiator and obscure glass window. Tiled walls and vinyl flooring.

OUTSIDE

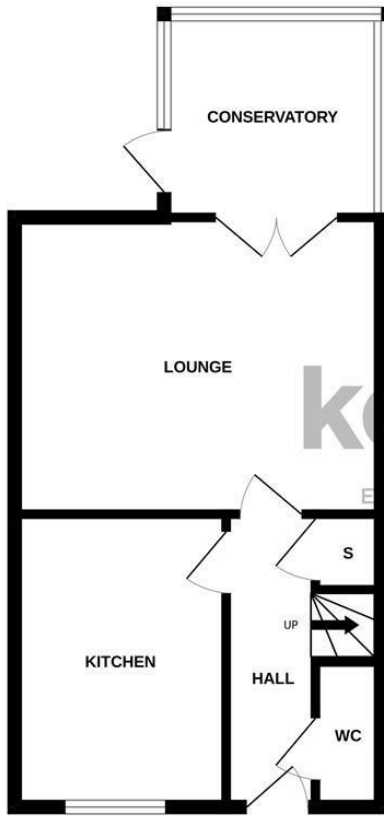
To the front of the property is a driveway, garage and electric charging point.

To the rear of the property is an enclosed garden with an Indian stone patio steps to the artificial grass with steps to a further patio area with a flower boarder.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C

GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
(81-91) B		86
(69-80) C	71	
(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	



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