

## Marketing Preview



**16 Sewell Road, Halfway, Sheffield, S20 4GQ**

**£160,000**

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



CHAIN FREE!! A fantastic opportunity to purchase this three good sized bedroom, semi-detached property which is situated on a quiet road. Boasting masses of potential and having ample storage space. 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 or families alike!

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A

## SUMMARY

CHAIN FREE!! A fantastic opportunity to purchase this three good sized bedroom, semi-detached property which is situated on a quiet road. Boasting masses of potential and having ample storage space. 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 or families alike!

## HALLWAY

Enter via uPVC door into the hallway with painted walls, ceiling light and stair rise to the first floor. Doors to the lounge, kitchen/diner and shower room.

## LOUNGE 10'4" x 14'9"

A good sized reception room with wallpapered wall and carpeted flooring. Ceiling light, radiator and dual aspect windows.

## KITCHEN 13'11" x 12'2"

Comprising of wall and base units and worktops. Stainless steel sink. Ceiling strip light, radiator, window to the rear and window to the side. Door to the pantry and uPVC door to the rear lobby with access to the downstairs WC and brick built outhouse. Doors to the side and rear garden.

## UTILITY ROOM/SHOWER ROOM 5'9" x 6'8"

Comprising of an overhead shower, floating wash basin and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Acrylic sheeting to the walls and vinyl flooring.

## STAIRS/LANDING

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

## BEDROOM ONE 10'4" x 14'9"

A large double bedroom with a ceiling light, radiator, dual aspect windows and storage cupboard.

## BEDROOM TWO 13'10" x 9'2"

A further good sized double bedroom with painted walls, carpeted flooring and storage cupboard. Ceiling light, radiator and window to the front.

## BEDROOM THREE 7'6" x 9'10"

A generous sized single bedroom with wallpapered walls, carpeted flooring and cupboard housing the boiler. Ceiling light, radiator and window to the rear.

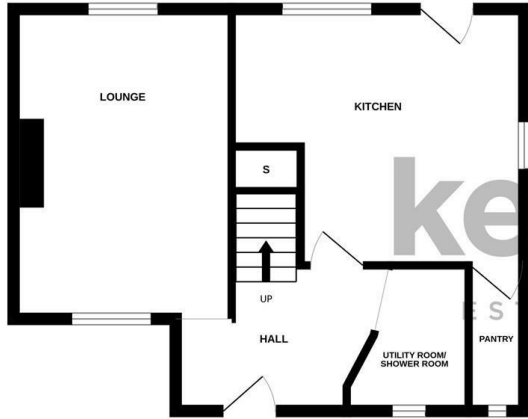
## OUTSIDE

To the front of the property is a lawn area, shrubbery and the potential to create off road parking.

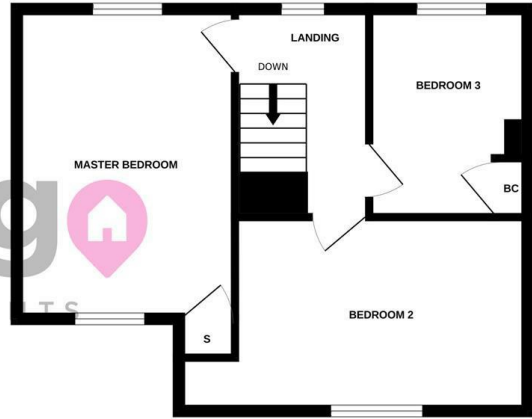
To the rear of the property is a lawn area, trees, shrubbery and access to the brick built house.

## PROPERTY DETAILS

GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

