

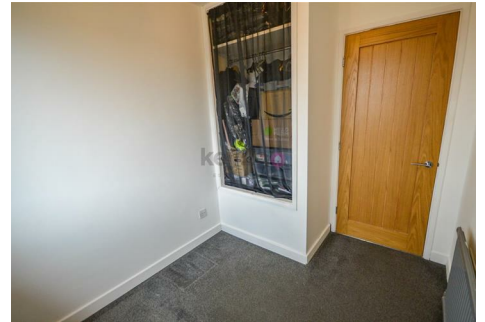
Marketing Preview



7 Twickenham Close, Halfway, Sheffield, S20 4HX

£225,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



NO CHAIN!! A fantastic opportunity to purchase this immaculately presented good sized, three bedroom, semi-detached property which is situated on a quiet road. Offering a lounge/diner and conservatory. Also having ample off road parking, garage and maintenance free garden. Very popular residential area close to Morrisons, bus and tram routes. Good road networks to the M1 and City Centre. Perfect family home!!

SUMMARY

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HALLWAY

Enter via uPVC door into the hallway with painted walls and carpeted flooring. Ceiling light, radiator and stair rise to the first floor. Door to the lounge/diner.

LOUNGE/DINER 13'1" x 23'7"

A bright and spacious reception room with neutral decor and laminate flooring. Two ceiling lights, two radiators and window to the front. Door to the kitchen and sliding doors to the conservatory.

CONSERVATORY 7'10" x 9'9"

Comprising of neutral decor, vinyl flooring and radiator. Patio doors to the garden.

KITCHEN 8'10" x 10'3"

Comprising of modern wall and base units, wood effect worktops and stainless steel splash backs. One and a half stainless steel sink with a drainer and mixer tap. Double oven, hob and extractor fan. Space for a full height fridge/freezer and under counter space for a washing machine. Spot lighting, vinyl flooring and window to the rear. Under stairs storage cupboard and uPVC side door.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with ceiling light, access to the loft and window. Storage cupboard and doors to the three bedrooms and bathroom.

BEDROOM ONE 9'6" x 12'7"

A good sized double bedroom with white walls, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the front.

BEDROOM TWO 7'9" x 10'8"

A second double bedroom with carpeted flooring, white walls and fitted wardrobes. Ceiling light, radiator and window to the rear.

BEDROOM THREE 6'9" x 8'8"

A third single bedroom with white walls, carpeted flooring and over stairs storage cupboard. Ceiling light, radiator and window to the front.

BATHROOM 8'4" x 5'4"

Comprising of a bath with a mixer shower tap and overhead shower, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled walls and vinyl flooring.

OUTSIDE

To the front of the property is a lawn area, side driveway with ample off road parking and access to the garage with power and lighting. Gate to the rear.

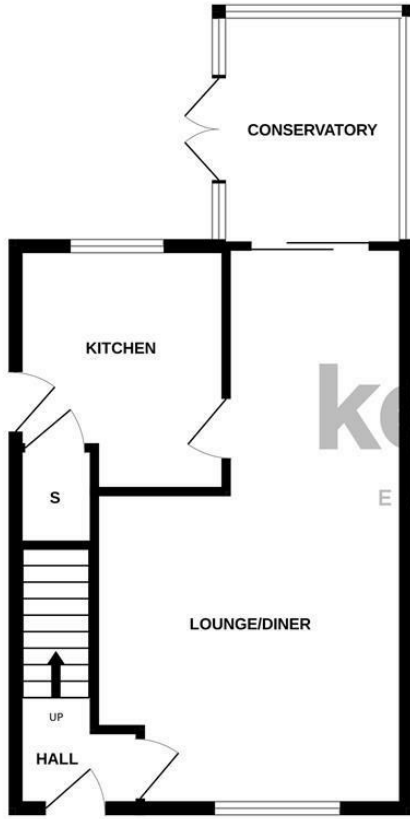
To the rear of the property is maintenance free garden with a tiered patio, fencing and a shelter with a self built bar.

PROPERTY DETAILS

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

GROUND FLOOR
466 sq.ft. (43.2 sq.m.) approx.

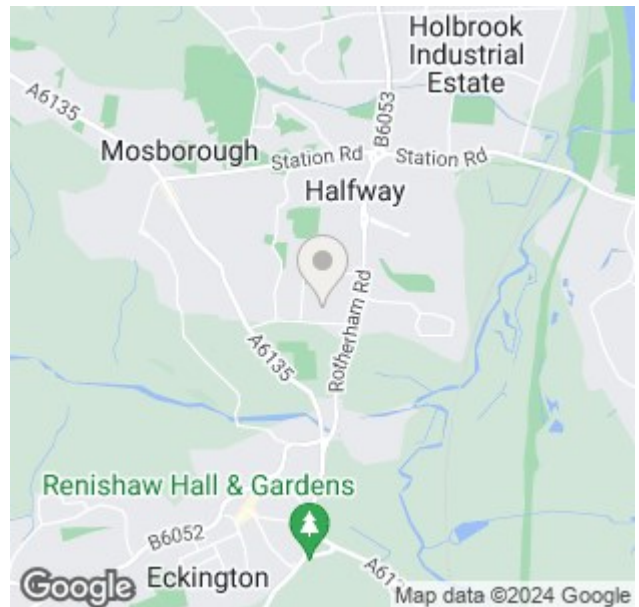
1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.3 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) A		
(81-91) B		85
(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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