

## Marketing Preview



**20 Winder Avenue, Halfway, Sheffield, S20 4AA**

**£284,950**

**Bedrooms 3, Bathrooms 2, Reception Rooms 1**



Don't miss your opportunity to purchase this modern three bedroom semi-detached property situated over three floors. Offering master bedroom with ensuite, open plan kitchen/diner and downstairs WC. Also having off road parking and low maintenance rear garden. Positioned in a very sought after area. Close to countryside walks and main public transport links and road networks to the M1 Motorway. A viewing is a must!!

## SUMMARY

Don't miss your opportunity to purchase this modern three bedroom semi-detached property situated over three floors. Offering master bedroom with ensuite, open plan kitchen/diner and downstairs WC. Also having off road parking and low maintenance rear garden. Positioned in a very sought after area. Close to countryside walks and main public transport links and road networks to the M1 Motorway. A viewing is a must!!

## HALLWAY

Enter through composite door into hallway with ceiling light and radiator. Doors to kitchen/diner, store cupboard and stair rise to first floor landing.

## KITCHEN/DINER 10'5" x 17'3"

A modern kitchen/diner fitted with new high gloss wall and base units and worktops. Electric cooker, gas hob and extractor fan. Integrated fridge/freezer, dishwasher and washing machine. Two ceiling lights, radiator and window. Laminate flooring and neutral decor. Door to lounge.

## LOUNGE 14'1" x 11'3"

A spacious lounge with neutral decor, two ceiling lights and radiator. Patio doors onto rear garden.

## DOWNSTAIRS WC 5'2" x 3'0"

Comprising of close coupled WC and sink. Ceiling light, radiator, neutral decor and laminate flooring.

## STAIRS/LANDING

Stair rise to first floor landing with neutral decor, ceiling light and window. Doors to two bedrooms and bathroom.

Door to stair rise which leads to master bedroom.

## MASTER BEDROOM 22'2" x 13'8"

A bright and spacious double bedroom with neutral decor, carpet flooring and sharps fitted wardrobe. Wall lighting, radiator, window and velux window. Door to ensuite.

## ENSUITE 8'8" x 4'8"

Comprising of double walk in shower cubicle with electric shower and sliding door, wall mounted sink and close coupled WC. Ceiling light, radiator and velux window. Tiled flooring and part tiled walls.

## BEDROOM TWO 13'9" x 11'4"

A second double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window to the rear. Door to store cupboard.

## BEDROOM THREE 7'1" x 10'8"

A third good sized single bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window to the front.

## BATHROOM 7'1" x 6'2"

Comprising of bath, close coupled WC and sink. Ceiling light, radiator, tiled flooring and neutral decor.

## OUTSIDE

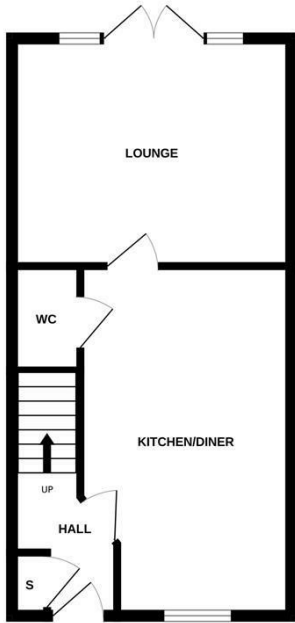
To the front of the property is a path leading to front door and double driveway which leads to the side. Ring doorbell installed.

To the rear of the property is a south facing enclosed composite decked and patio area, lawn and pebbled boarder. Outside plug and tap.

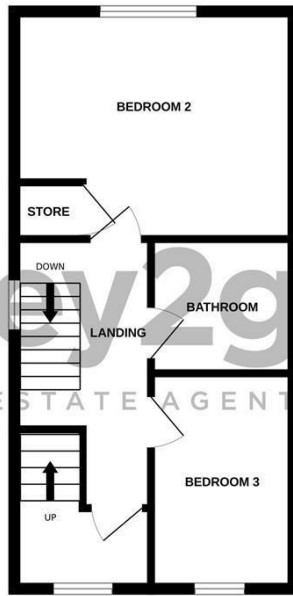
## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC TRIPLE GLAZED
- 6 YEARS NHBC REMAINING
- YALE ALARM SYSTEM
- GAS CENTRAL HEATING
- COUNCIL TAX BAND C

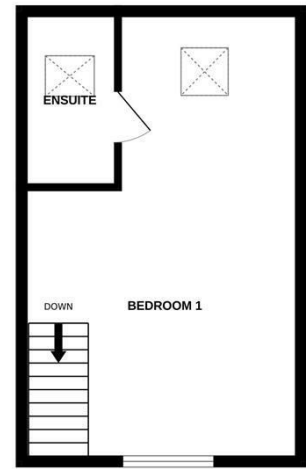
GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



2ND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 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>95</b>
(81-91) <b>B</b>	<b>85</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

