

Marketing Preview



9 Hall Meadow Grove, Halfway, Sheffield, S20 4XA

£180,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



Situated on a generous plot is this modern and ready to move into two bedroom end town house. Tucked away at the head of a quiet cul-de-sac with ample off road parking for 3-4 vehicles. Stylish kitchen and bathroom. Enclosed garden. Very popular location with great local amenities. Perfect for a first time buyer or downsizer.

SUMMARY

Situated on a generous plot is this modern and ready to move into two bedroom end town house. Tucked away at the head of a quiet cul-de-sac with ample off road parking for 3-4 vehicles. Stylish kitchen and bathroom. Enclosed garden. Very popular location with great local amenities. Perfect for a first time buyer or downsizer.

HALWAY

Entrance into the hallway with painted walls and laminate flooring. Ceiling light, radiator and storage cupboard. Doors to the kitchen and lounge.

KITCHEN

A modern kitchen fitted with ample modern high gloss wall and base units. Contrasting worktop and tiled splashbacks. Stainless steel sink, drainer and mixer tap. Integrated oven, hob and extractor fan, Under counter space for a washing machine. Space for a full height fridge/freezer. Cupboard housing the boiler. Recess spot lights, laminate flooring and window overlooking the front of the property.

LOUNGE

A spacious lounge with feature painted wall and laminate flooring. Ceiling light, radiator and patio doors opening onto the rear garden. Stairs rise to the first floor landing.

STAIRS/LANDING

Carpeted stairs rise to the first floor landing with ceiling light. Doors to the two bedrooms and bathroom.

BEDROOM ONE

A generous double bedroom with feature painted wall and carpeted flooring. Ceiling light, radiator and window overlooking the rear garden,

BEDROOM TWO

A good sized single bedroom with neutral decor and carpeted flooring. Ceiling and radiator. Window overlooking the side of the property.

BATHROOM

A modern bathroom comprised of a bath with overhead shower, vanity unit with wash basin and close coupled WC. Ceiling light and chrome ladder style radiator. Part tiled walls, tiled flooring and store cupboard.

OUTSIDE

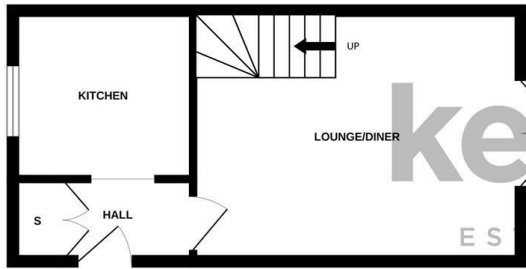
The front of the property has off road parking for 3/4 cars. Lawn and gate to the side garden with bin storage and shed.

The rear garden has a patio, lawn, shrubbery and is enclosed with fencing.

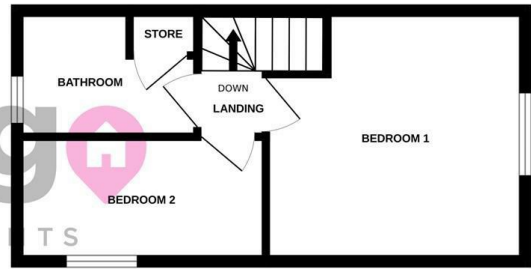
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- CAVITY WALL INSULATION
- COUNCIL TAX BAND A

GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.1 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		88
(69-80) C	77	
(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	

