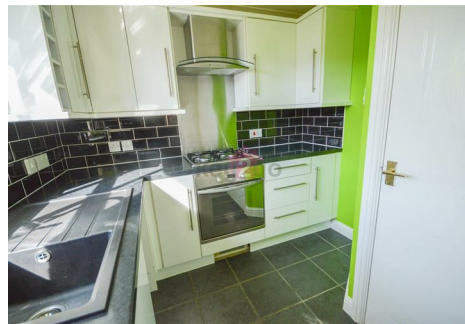




## Marketing Preview



**55 Bright Meadow, Halfway, Sheffield, S20 4SY**

**£165,000**

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



**\*\* GUIDE PRICE £165,000- £170,000 \*\* CHAIN FREE!!** A fantastic opportunity to purchase this ready to move into two bedroom townhouse situated in a popular residential area. Having off road parking and enclosed good sized rear garden. The property is situated close to great local amenities and road links to the M1 Motorway and City Centre. With good walkways into Mosborough village and bus routes close by. Perfect for first time buyers!!

## SUMMARY

**\*\* GUIDE PRICE £165,000- £170,000 \*\* CHAIN FREE!!** A fantastic opportunity to purchase this ready to move into two bedroom townhouse situated in a popular residential area. Having off road parking and enclosed good sized rear garden. The property is situated close to great local amenities and road links to the M1 Motorway and City Centre. With good walkways into Mosborough village and bus routes close by. Perfect for first time buyers!!

## HALLWAY

Enter into hallway with carpet flooring and neutral decor. Ceiling light, radiator and window. Stair rise to first floor landing and doors to lounge, kitchen and store room.

## LOUNGE 14'5" x 11'9"

A spacious lounge with carpet flooring and feature wallpapered wall. Ceiling light, radiator and patio doors onto rear garden.

## KITCHEN 8'10" x 8'2"

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. Sink with drainer and mixer tap. Oven, hob and extractor fan. Under counter space for washing machine. Ceiling light, window and tiled flooring.

## STAIRS/LANDING

A carpet stair rise to first floor landing with carpet flooring, ceiling light and access to loft. Doors to two bedrooms and bathroom.

## BEDROOM ONE 11'9" x 8'10"

A double bedroom with carpet flooring and painted walls. Ceiling light, radiator and window.

## BEDROOM TWO 11'9" x 9'10"

A second good sized double bedroom with carpet flooring and painted walls. Ceiling light, radiator and window. Door to storage cupboard.

## BATHROOM

Comprising of bath with over head shower, sink and WC. Ceiling light, radiator and obscure glass window.

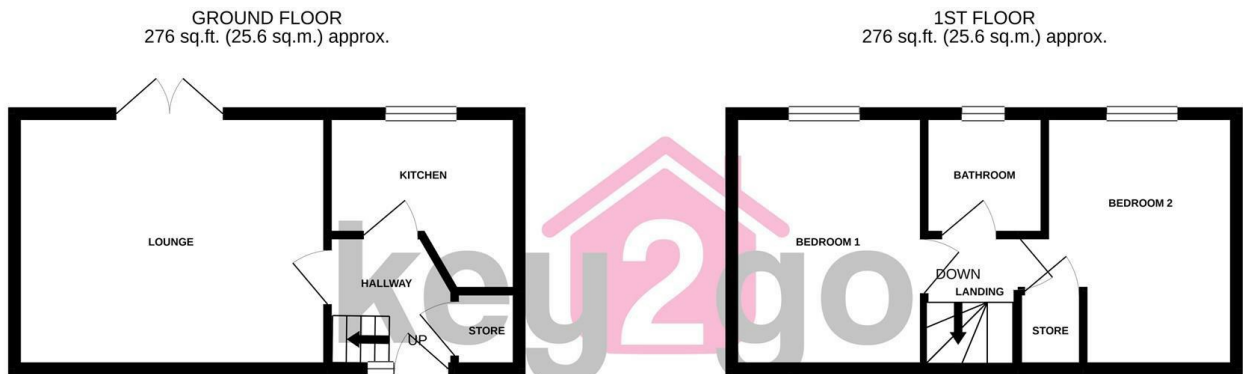
## OUTSIDE

To the front of the property is a path with leads to front door.

To the rear of the property is an enclosed garden with patio and lawn area. Fencing, hedges and gate to off road parking.

## PROPERTY DETAILS

- FREEHOLD
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A



Estate & Letting Agents

TOTAL FLOOR AREA : 551 sq.ft. (51.2 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>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	

