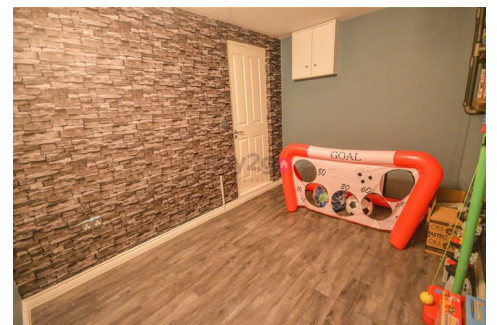
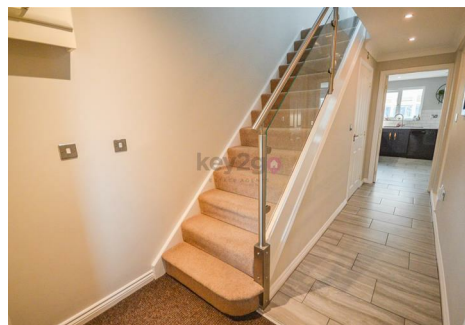


## Marketing Preview

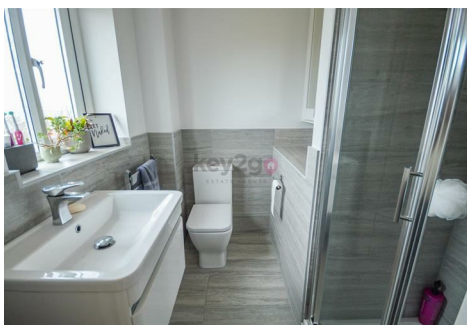
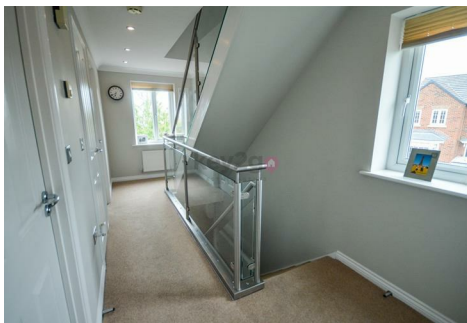


**12 Deepwell Mews, Halfway, Sheffield, S20 4SJ**

**£300,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 3**







A unique opportunity to purchase this spacious and ready to move into four bedroom three storey property which is tucked away and overlooks a park. Offering a stunning kitchen/diner, three reception rooms and a master bedroom with an ensuite. Also having a downstairs WC, conservatory and converted garage. Close to great amenities and road links to the M1 Motorway and Sheffield City Centre. Perfect family home!

## SUMMARY

A unique opportunity to purchase this spacious and ready to move into four bedroom three storey property which is tucked away and overlooks a park. Offering a stunning kitchen/diner, three reception rooms and a master bedroom with an ensuite. Also having a downstairs WC, conservatory and converted garage. Close to great amenities and road links to the M1 Motorway and Sheffield City Centre. Perfect family home!

## PORCH

Enter via composite door into the useful porch with a spotlight, carpeted flooring and window. Door to the hallway.

## HALLWAY

Having a built in welcome mat, tiled flooring, ceiling light and radiator. Stair rise to the first floor and doors to the downstairs WC, playroom and kitchen/diner.

## DOWNSTAIRS WC

Comprising of a pedestal sink and close coupled WC. Spot lighting, ladder style radiator and obscure glass window. Fully tiled walls and continued tiled flooring.

## PLAYROOM 11'1" x 7'11"

A converted garage with storage to the front section having a feature wallpapered wall, laminate flooring and a ceiling light.

## KITCHEN/DINER 14'11" x 12'5"

A spacious, stunning and new kitchen/diner with ample shaker style wall and base units, contrasting worktops and tiled splash back. One and a half stainless steel sink with a drainer and mixer tap. Oven, microwave, hob and extractor fan. Wine fridge, space for a full height fridge/freezer and under counter space for a washing machine and dishwasher. Spot lighting, radiator and window. Double doors to the conservatory.

## CONSERVATORY 13'8" x 9'7"

A good sized extra reception room with painted walls, laminate flooring and ceiling light. Double doors to the rear garden.

## STAIRS/LANDING

A carpeted stair rise to the first and second floor landings.

To the first floor is spot lighting, two windows and a cupboard housing the hot water tank. Doors to the lounge, bathroom and bedroom four.

To the second floor landing is a window, spot lighting and access to the loft. Doors to the three bedrooms.

## LOUNGE 14'11" x 13'4"

A good sized bright reception room with a feature wallpapered wall and carpeted flooring. Spot lighting, radiator and Juliette balcony.

## BATHROOM 8'0" x 5'5"

Having a bath with an overhead shower, pedestal sink and close coupled WC. Spot lighting, ladder style radiator, part tiled walls and laminate flooring.

## BEDROOM FOUR 8'1" x 10'2"

A good sized single bedroom with painted walls and carpeted flooring. Spot lighting, ladder style radiator and window to the front.

## MASTER BEDROOM 11'1" x 14'0"

A generous sized double bedroom with neutral decor and carpeted flooring. Spot lighting, radiator and window to the front. Fitted wardrobes and furniture. Door to the ensuite.

## ENSUITE 6'1" x 5'10"

A modern ensuite having a shower cubicle with an overhead and handheld shower, vanity wash basin and close coupled WC. Spot lighting, chrome ladder style radiator and obscure glass window. Part tiled walls and tiled flooring.

## BEDROOM TWO 8'6" x 13'5"

A double bedroom with a feature wallpapered wall. carpeted flooring and fitted wardrobes. Spot lighting, radiator and window to the rear.

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

A third single bedroom with painted walls, carpeted flooring and storage cupboard. Spot lighting, radiator and window to the rear.

## OUTSIDE

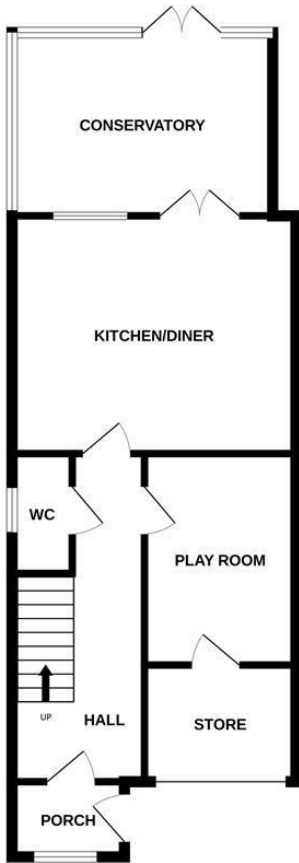
To the front of the property is a driveway and turning point, side path to the rear.

To the rear of the property is a low maintenance garden with patio and flower beds. Shed and fencing.

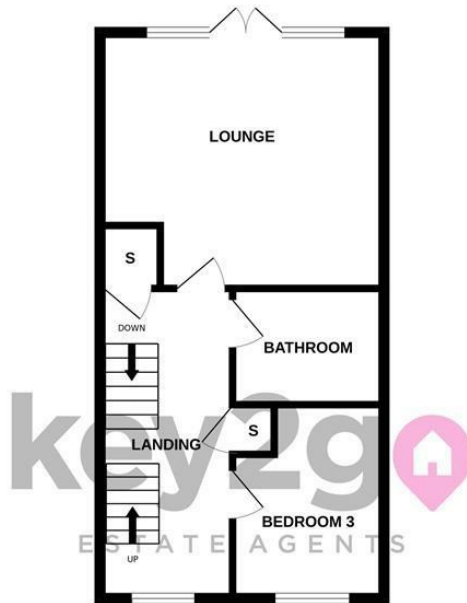
## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

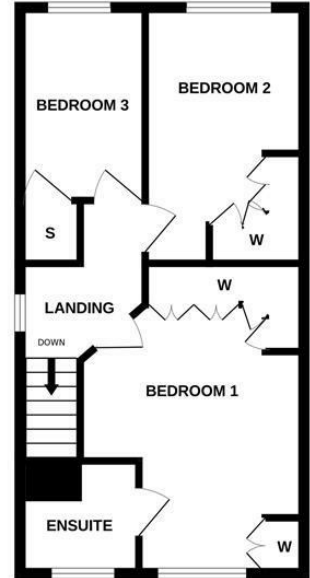
GROUND FLOOR  
599 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



2ND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1479 sq.ft. (137.4 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>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>78</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	

