



Marketing Preview



39 Middle Ox Gardens, Halfway, Sheffield, S20 4SR

£120,000

Bedrooms 1, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £120,000 - £130,000 ** CHAIN FREE!** A unique opportunity to purchase this one bedroom terraced property which is situated in a quiet spot. Being open plan to the ground floor and having neutral decor throughout. Offering a generous sized garden and an allocated parking space. Ideal location for bus and tram routes. Close to great amenities and road links to the M1 Motorway and Sheffield City Centre. Ideal investment, first home or for buyers looking to downsize!

SUMMARY

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KITCHEN 8'0" x 9'10"

Enter via uPVC door into the kitchen with wall and base units, contrasting worktops and tiled splash back. Stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine and fridge. Ceiling light, radiator and window to the front. Open to the lounge.

LOUNGE 10'10" x 10'9"

Having white walls, solid wooden flooring and an under stairs storage cupboard housing the boiler. Ceiling light, radiator and window. Stair rise to the first floor and uPVC door to the rear.

STAIRS & LANDING

A stair rise to the first floor landing with ceiling light, window and storage cupboard. Doors to the bedroom and bathroom.

BEDROOM 10'10" x 11'9"

A double bedroom with white walls and access to the loft. Ceiling light, radiator and window to the rear.

BATHROOM 4'8" x 8'7"

Comprising of a bath with an overhead electric shower, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled walls and tile effect flooring.

OUTSIDE

To the front of the property is a lawn area, path and built in storage.

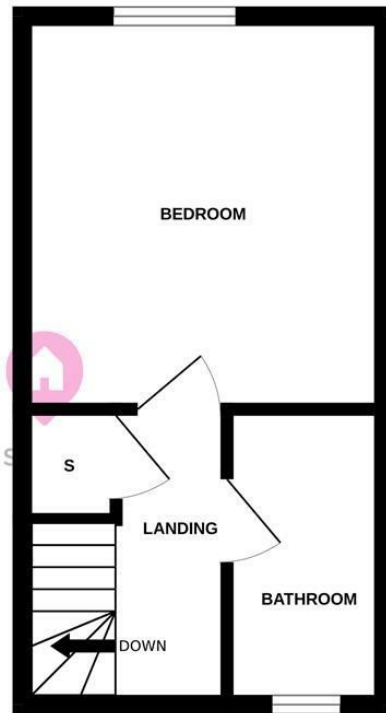
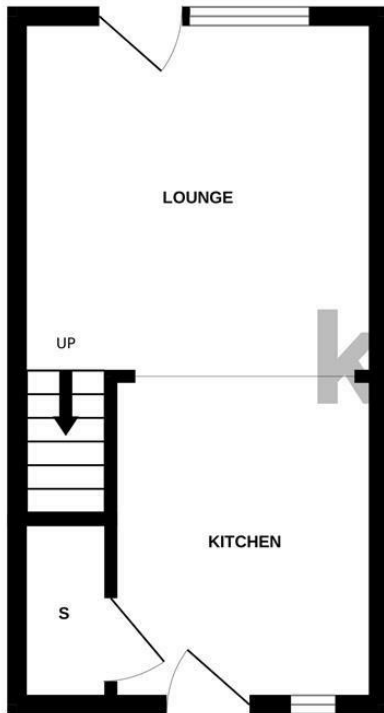
To the rear of the property is a good sized, tiered garden with patio and lawns. Shed and fencing. Communal car park to the side with one allocated parking space.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR
225 sq.ft. (20.9 sq.m.) approx.

1ST FLOOR
225 sq.ft. (20.9 sq.m.) approx.



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ESTATE AGENTS

TOTAL FLOOR AREA : 451 sq.ft. (41.9 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		90
(81-91) B		
(69-80) C	70	
(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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