

Marketing Preview



17 Oakworth Close, Halfway, Sheffield, S20 4SA

£115,000

Bedrooms 1, Bathrooms 1, Reception Rooms 1



CHAIN FREE! A fantastic opportunity to purchase this one double bedroom terraced property which is well tucked away. Being well presented throughout and offering allocated parking and a generous sized private garden. Close to amenities and road links to Sheffield, Chesterfield and the M1 Motorway. Perfect for first time buyers or investors!

SUMMARY

CHAIN FREE! A fantastic opportunity to purchase this one double bedroom terraced property which is well tucked away. Being well presented throughout and offering allocated parking and a generous sized private garden. Close to amenities and road links to Sheffield, Chesterfield and the M1 Motorway. Perfect for first time buyers or investors!

LOUNGE 8'9" x 12'9"

Enter via uPVC door into the welcoming reception room with laminate flooring, electric fire with a marble surround and storage space under the stairs. Ceiling light, radiator and two windows. Open stair rise and open to the kitchen.

KITCHEN 6'5" x 12'10"

Fitted with ample wall and base units, worktops and tiled splash back. Space for a full height fridge freezer, washing machine and oven. Integrated gas hob and extractor fan. Ceiling light, window and tiled flooring.

STAIRS/LANDING

A wooden stair rise to the first floor carpeted landing with neutral decor and a ceiling light, Doors to the bedroom and shower room.

BEDROOM 8'0" x 13'8"

A double bedroom with carpeted flooring and access to the loft. Two storage cupboards and built in wardrobes. Ceiling light, radiator and window.

SHOWER ROOM 5'6" x 5'3"

A modern shower room having a walk in shower cubicle with a glass sliding door, sink and WC. Ceiling light, radiator and window. Part tiled walls and vinyl flooring.

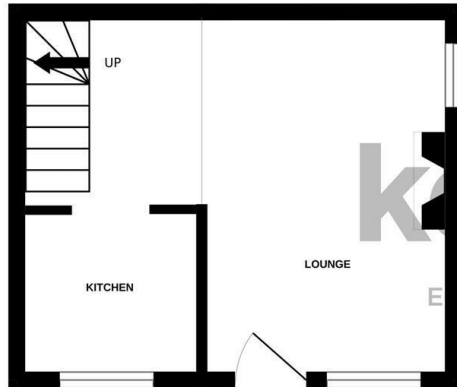
OUTSIDE

To the front of the property is a private, enclosed and generous sized garden which is low maintenance and well presented. Having a small outhouse, metal shed and access to the allocated parking. Motion sensor lighting is installed on the exterior of the property.

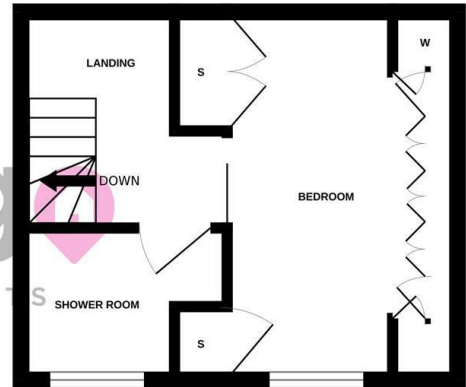
PROPERTY DETAILS

- LEASEHOLD, £25 PER 6 MONTHLY, 141 YEARS REMAINING
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL
- ALARM SYSTEM

GROUND FLOOR
193 sq.ft. (17.9 sq.m.) approx.



1ST FLOOR
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA : 390 sq.ft. (36.2 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) A		89
(81-91) B		
(69-80) C	65	
(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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