

Marketing Preview



18 Morton Gardens, Halfway, Sheffield, S20 8GJ

£390,000

Bedrooms 5, Bathrooms 2, Reception Rooms 3



NO CHAIN!! Don't miss your opportunity to purchase this four/five bedroom detached property which is situated on a popular estate. Offering a master bedroom with an ensuite and a stylish family bathroom. Also having a garage conversion, snug and downstairs WC. Off road parking and a low maintenance garden. Close to schools, trams and local amenities. Road links to Sheffield City Centre and the M1 Motorway. Perfect family home!

SUMMARY

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HALLWAY

Enter via uPVC door into the welcoming hallway with neutral decor and laminate flooring. Spotlighting, radiator and stair rise to the first floor. Doors to the lounge, kitchen/diner, downstairs WC and bedroom five/garage conversion.

LOUNGE 10'8" x 15'4"

Having a feature wallpapered wall and carpeted flooring. Two ceiling lights, radiator and window to the front.

BEDROOM FIVE/GARAGE CONVERSION 7'2" x 10'9"

An optional extra living space with neutral decor and carpeted flooring. Spotlighting, radiator and window to the front.

DOWNSTAIRS WC 2'7" x 5'9"

Comprising of a pedestal sink and close coupled WC. Spotlighting, radiator and continued flooring from the hallway.

KITCHEN/DINER 14'6" x 10'11"

A bright reception room fitted with ample wall and base units, contrasting worktops and tiled splash back. One and a half sink with a drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a dishwasher and space for a full height fridge/freezer. Spotlighting, two radiators and a window to the rear. Utility cupboard and patio doors to the rear. Door to the snug.

SNUG 10'8" x 10'0"

A great extra living space which could be used as a dining room with painted walls and continued flooring. Ceiling light, radiator and patio doors to the garden.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, radiator and access to the loft. Doors to the four bedrooms and bathroom.

BEDROOM ONE 13'6" x 11'11"

A large double bedroom with neutral decor, carpeted flooring and a dressing area with built in wardrobes. Two ceiling lights, two radiators and two windows. Door to the ensuite which is currently under renovation. Photos and description to follow.

BEDROOM TWO 8'11" x 13'7"

A large double bedroom with two feature painted walls and carpeted flooring. Ceiling light, radiator and window to the rear

BEDROOM THREE 8'2" x 9'2"

A small double bedroom with two feature painted walls and carpeted flooring. Ceiling light, radiator and window to the rear.

BEDROOM FOUR 8'0" x 9'3"

A small double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the rear.

BATHROOM 8'1" x 6'9"

A stunning bathroom having a bath, shower cubicle with an overhead shower, vanity wash basin and close coupled WC. Spotlighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

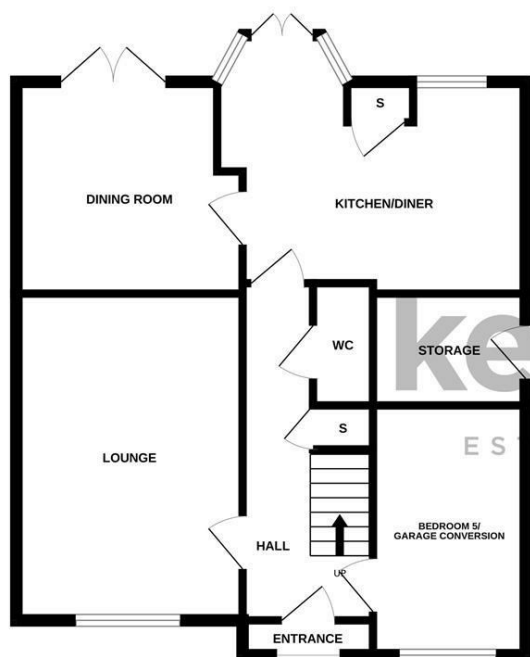
To the front of the property is a double driveway, lawn area and side path leading to the rear.

To the rear of the property is side access to the storage room housing the boiler, a shed and fencing to the boundaries. A generous size and low maintenance garden with a patio and lawn area.

PROPERTY DETAILS

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

GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 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		
(69-80) C		
(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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