

## Marketing Preview



**55 Halesworth Road, Sheffield, S13 9AA**

**£240,000**

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



CHAIN FREE! A fantastic opportunity to purchase this well presented three bedroom semi-detached property. Offering a downstairs shower room, downstairs WC and a private rear garden. Close to amenities and road links to the City Centre. Perfect for first time buyers or families alike!

## SUMMARY

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## HALLWAY

Enter via a composite door into the hallway with neutral decor, vinyl flooring and a radiator. Stair rise to the first floor and open to the lounge.

## LOUNGE 12'11" x 11'10"

A spacious reception room with neutral decor, carpeted flooring and an electric fire with a surround. Ceiling light, radiator and a large bay window to the front. Door to the dining room.

## DINING ROOM 12'11" x 10'9"

A spacious extra living space with neutral decor, carpeted flooring and a feature fireplace with an electric fire and brick surround. Ceiling light, two windows and a storage cupboard. Door to the inner hall.

## INNER HALL

Having neutral decor, a ceiling light and tiled flooring. Doors to the downstairs WC, shower room, kitchen and bedroom three.

## DOWNSTAIRS WC 2'10" x 4'6"

A modern downstairs WC having a sink and close coupled WC. Ceiling light, tiled walls and tiled flooring.

## BEDROOM THREE 9'0" x 11'8"

A double bedroom with neutral decor and carpeted flooring. Ceiling light, two wall lights, radiator and window to the front.

## SHOWER ROOM 5'8" x 2'9"

A modern shower room having a walk in shower with glass sliding doors and a sink. Radiator and obscure glass window. Tiled walls and tiled flooring.

## KITCHEN 9'0" x 7'8"

A modern and stylish kitchen fitted with ample wall and base units, contrasting worktops and tiled splash back. Integrated oven, electric hob and extractor fan. Space for a fridge/freezer and washing machine. Sink with a drainer and mixer tap. Tiled flooring, radiator and window. UPVC door to the annex.

## ANNEX 6'2" x 4'0"

Having windows to all three walls, tiled flooring and a door to the rear.

## STAIRS/LANDING

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

## BEDROOM ONE 16'4" x 11'8"

A double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and two windows.

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

A double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window.

## BATHROOM 7'3" x 7'6"

A modern and stylish bathroom having a bath with a handheld shower, large sink and close coupled WC. Ceiling light, radiator and obscure glass window. Tiled walls and tiled flooring.

## OUTSIDE

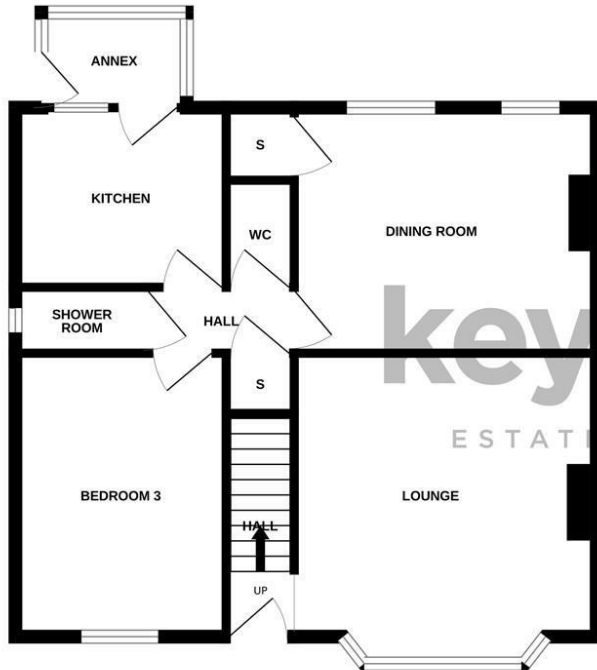
To the front of the property is a private garden with a pebbled area, trees and shrubbery. Off road parking for two cars.

To the rear of the property is a private, enclosed and generous sized garden with a patio area and shrubbery.

## PROPERTY DETAILS

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

GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.7 sq.m.) approx.

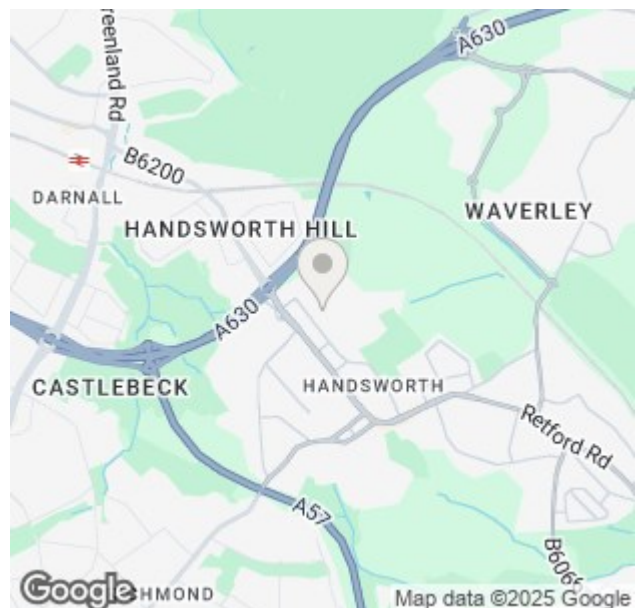


TOTAL FLOOR AREA : 955 sq.ft. (88.7 sq.m.) approx.

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>82</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>64</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 |           |



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