

## Marketing Preview

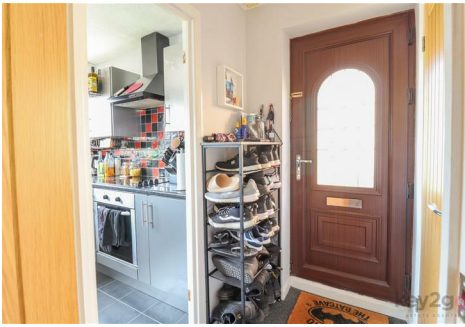


**48 Halfway Drive, Halfway, Sheffield, S20 4TH**

**£180,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**





A fantastic opportunity to purchase this two bedroom semi-detached property which is situated in a popular area. Being well presented throughout and having a modern kitchen and bathroom. Offering a generous sized and private rear garden and off road parking for two cars. Close to amenities and road links to Sheffield, Chesterfield and the M1 Motorway. Perfect for first time buyers or families alike!

## SUMMARY

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## HALLWAY

Enter via a uPVC door into the hallway with painted walls, carpeted flooring and a ceiling light. Large storage cupboard, door to the lounge and open to the kitchen.

## LOUNGE 16'10" x 14'5"

A large and spacious reception room with laminate flooring and a feature electric fireplace. Ceiling light, radiator and large sliding doors to the rear.

## KITCHEN 13'5" x 8'5"

A 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 full height fridge/freezer and washing machine. One and a half sink with a drainer. Breakfast bar and tiled flooring. Two ceiling lights, radiator and two windows.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with two windows and a ceiling light. Doors to the two bedrooms and bathroom.

## BEDROOM ONE 10'4" x 11'9"

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

## BEDROOM TWO 7'1" x 11'0"

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

## BATHROOM 5'11" x 7'10"

A modern and stylish bathroom having a bath with a shower, close coupled WC and a sink. Radiator and obscure glass window.

## OUTSIDE

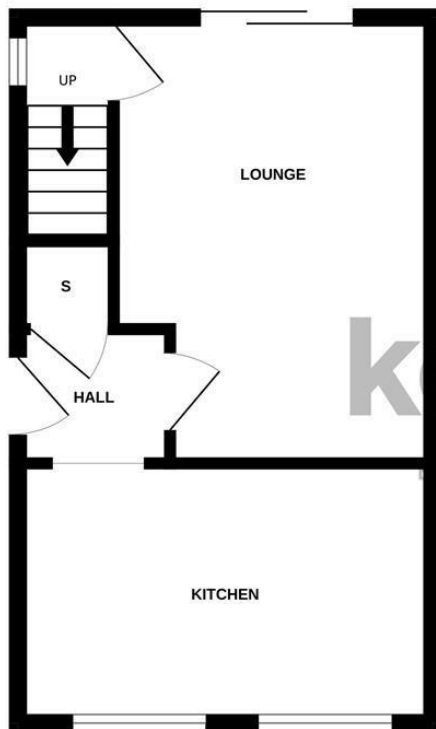
To the front of the property is a well presented garden with a lawn area and driveway with off road parking for two cars.

To the rear of the property is a private, enclosed and well presented garden with a patio area, lawn and shrubbery. Path and a shed.

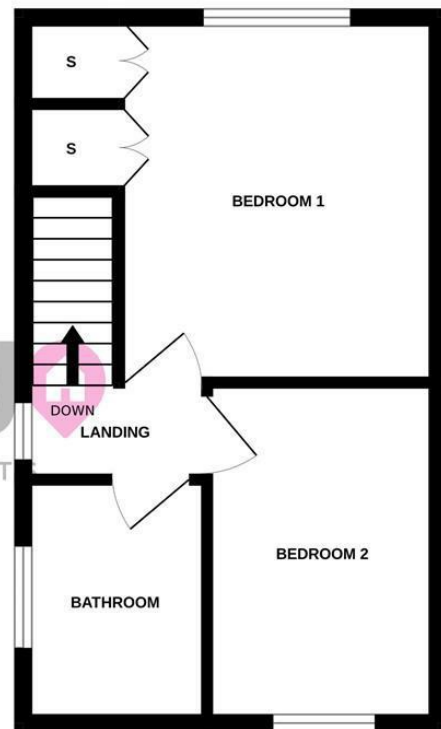
## PROPERTY DETAILS

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

GROUND FLOOR



1ST FLOOR



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>		
(69-80) <b>C</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	



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