

## Marketing Preview



**53 Bright Meadow, Halfway, Sheffield, S20 4SY**

**£120,000**

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





**\*\* GUIDE PRICE £120,000 - £130,000 \*\*** A fantastic opportunity to purchase this one bedroom townhouse which is tucked away and situated in a popular area. Being modern throughout and having allocated parking. Close to great local amenities and road links to Sheffield, Chesterfield and the M1 Motorway. Perfect for first time buyers or families alike!

## SUMMARY

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## HALL

Enter via a uPVC door into the welcoming and spacious hallway with neutral decor, a ceiling light and a radiator. Door to the bathroom and the stair rise to the first floor.

## BATHROOM 8'6" x 5'5"

A modern and stylish bathroom having a bath with a shower, WC and pedestal sink. Ceiling light, radiator and obscure glass window. Part tiled walls and vinyl flooring.

## KITCHEN 7'6" x 7'3"

A modern and stylish kitchen fitted with ample wall and base units, contrasting worktops and tiled splash back. Integrated appliances. Sink with a drainer and mixer tap. Ceiling light, vinyl flooring and a window.

## LOUNGE 12'9" x 11'10"

A spacious reception room with neutral decor, carpeted flooring and a storage cupboard. Ceiling light, radiator and window.

## BEDROOM 9'7" x 7'4"

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

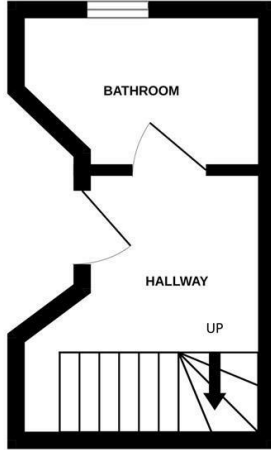
## OUTSIDE

The property has one allocated parking space.

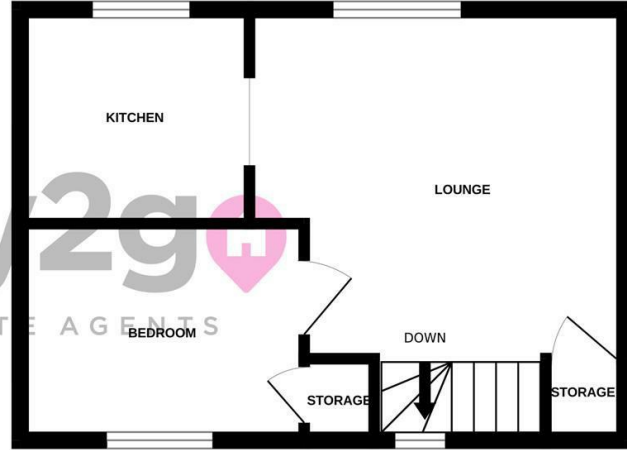
## PROPERTY DETAILS

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


GROUND FLOOR

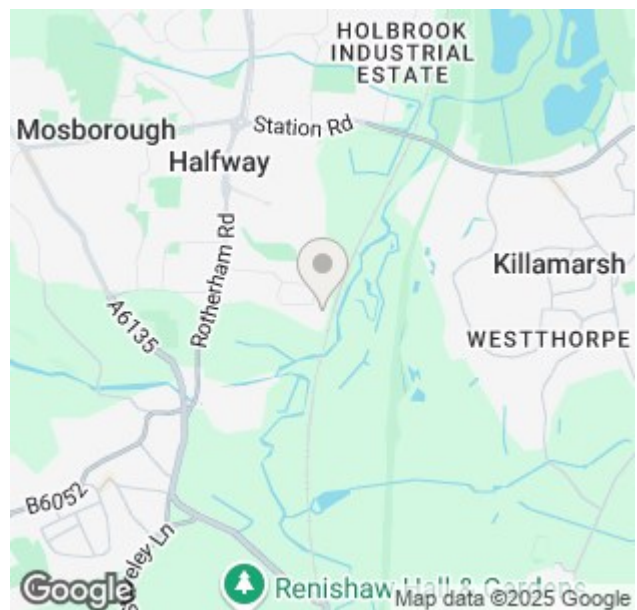


1ST FLOOR



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>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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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