

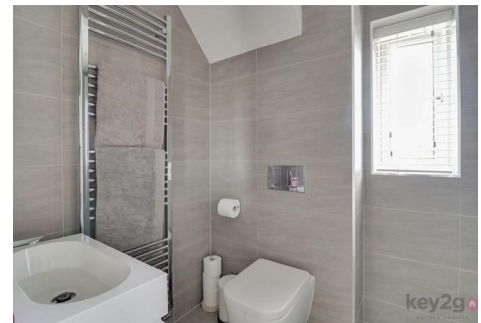
Marketing Preview



23 Middle Ox Gardens, Halfway, Sheffield, S20 4SR

£395,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



CHAIN FREE! A fantastic opportunity to purchase this four bedroom detached property beautifully presented throughout four bedroom detached property which is situated in a private spot. Offering two reception rooms a utility room and a study. Also having a master bedroom with an ensuite, off road parking for multiple cars and a well presented rear garden. Close to local amenities and road links to Sheffield, Chesterfield and the M1 Motorway. Perfect family home!

SUMMARY

CHAIN FREE! A fantastic opportunity to purchase this four bedroom detached property beautifully presented throughout four bedroom detached property which is situated in a private spot. Offering two reception rooms a utility room and a study. Also having a master bedroom with an ensuite, off road parking for multiple cars and a well presented rear garden. Close to local amenities and road links to Sheffield, Chesterfield and the M1 Motorway. Perfect family home!

HALLWAY

Enter via a uPVC door into the spacious and welcoming hallway with neutral decor, vinyl flooring and a storage cupboard. Ceiling light, radiator and the stair rise to the first floor. Doors to the lounge, study, WC and kitchen.

LOUNGE 13'7" x 15'4"

A spacious reception room with carpeted flooring, a feature wallpapered wall and a fireplace with a marble surround. Ceiling light, two radiators and window. Double doors to the rear.

STUDY 11'3" x 9'1"

Having neutral decor and carpeted flooring. Ceiling light, radiator and window.

DOWNSTAIRS WC 6'3" x 2'8"

Comprising of a close coupled WC and sink. Radiator, obscure glass window, tiled flooring and tiled walls.

KITCHEN 8'9" x 12'2"

A modern and stylish kitchen fitted with ample wall and base units and worktops. Integrated oven, electric hob and extractor. Integrated dishwasher. One and a half sink with a drainer and mixer tap. Spot lighting, radiator and velux style window. Open to the dining room and utility room. UPVC door to the rear.

UTILITY ROOM 8'9" x 6'5"

Fitted with wall and base units and worktops. Sink and space for a double fridge/freezer, washing machine and tumble dryer. Integrated microwave. Ceiling light, tiled flooring and access to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor spacious landing with a ceiling light, window and access to the loft. Airing cupboard and doors to the four bedrooms and bathroom.

BEDROOM ONE 11'6" x 9'9"

A double bedroom with carpeted flooring and large fitted wardrobes. Ceiling light, radiator and window. Door to the ensuite.

ENSUITE 5'7" x 6'9"

Comprising of a bath with a handheld shower, large sink with storage and WC. Spot lighting, radiator and obscure glass window. Vinyl flooring and neutral tiled walls.

BEDROOM TWO 10'2" x 9'10"/19'8"

A double bedroom with neutral decor, feature wallpapered wall and built in wardrobes and dresser. Ceiling light, radiator and window.

BEDROOM THREE 9'1" x 6'7"

A double bedroom with panelling, carpeted flooring and built in wardrobes. Ceiling light, radiator and window.

BEDROOM FOUR 8'6" x 6'3"

A single bedroom with carpeted flooring and built in wardrobe. Ceiling light, radiator and window

OUTSIDE

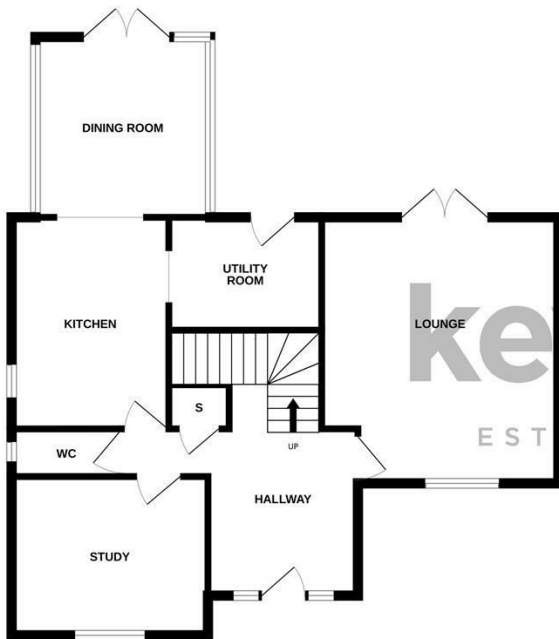
To the front of the property is a large driveway with off road parking for multiple cars, small lawn area and a double garage.

To the rear of the property is a private, enclosed and low maintenance garden which is south facing and has a patio area, pebbled area and wall to the boundary.

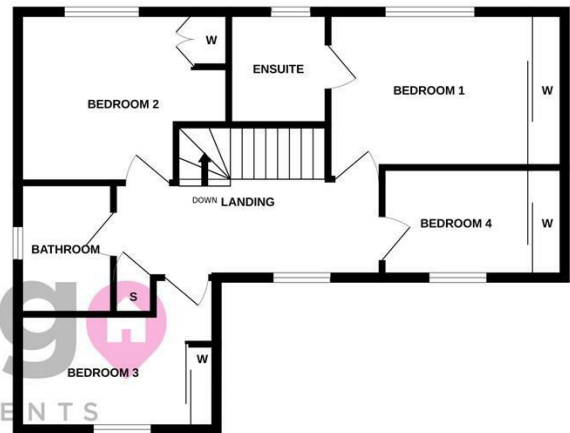
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D - 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) 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		
	69	80
England & Wales	EU Directive 2002/91/EC 	



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