

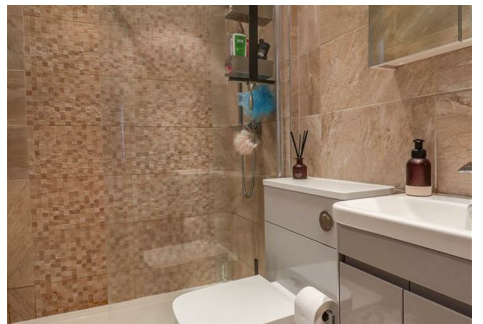
Marketing Preview



49 Morton Gardens, Halfway, Sheffield, S20 8GJ

£395,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



A fantastic opportunity to purchase this ideal family home, modern and ready to move into. Offering an open plan kitchen/diner and solid roof conservatory, along with a downstairs WC, utility room and formal study. The property benefits from off road parking and a garage for storage, a master bedroom with en-suite and an enclosed garden. Tucked away in a cul-de-sac location, close to the tram and main bus routes, and within catchment for a wide choice of schools.

SUMMARY

A fantastic opportunity to purchase this ideal family home, modern and ready to move into. Offering an open plan kitchen/diner and solid roof conservatory, along with a downstairs WC, utility room and formal study. The property benefits from off road parking and a garage for storage, a master bedroom with en-suite and an enclosed garden. Tucked away in a cul-de-sac location, close to the tram and main bus routes, and within catchment for a wide choice of schools.

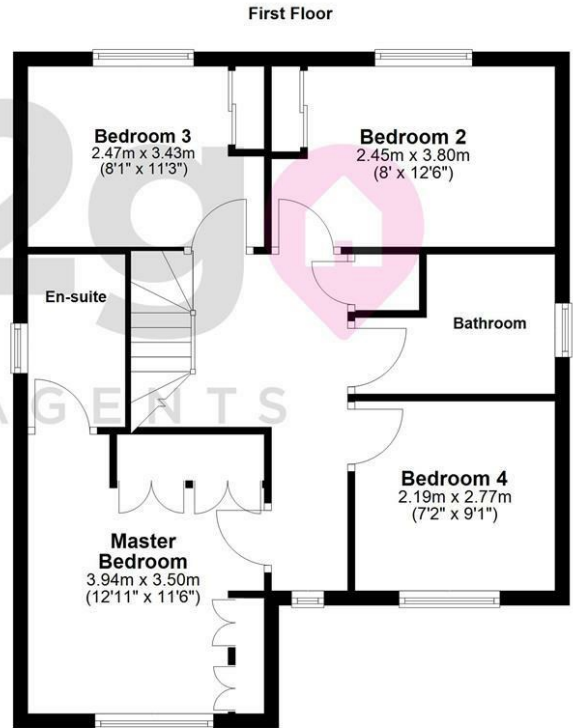
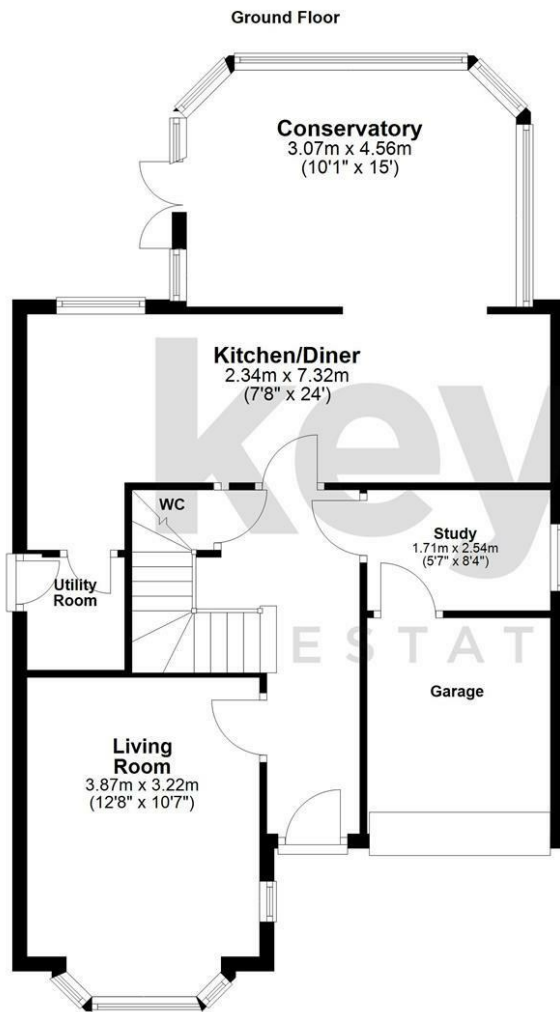
Stairs rise to a gallery landing with access to all rooms. The master bedroom is positioned to the front of the property and benefits from fitted wardrobes and a stylish en-suite shower room. There are two further double bedrooms to the rear and a single bedroom to the front. The modern family bathroom and an airing cupboard complete the first floor accommodation.

To the front of the property is a driveway and lawn area, along with a garage for storage. A side path provides access to the rear garden and there is also a useful side shed. The rear garden is tiered and features a patio area, lawn and a second patio seating area. It is walled for added privacy and designed to be low maintenance.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D - SHEFFIELD CITY COUNCIL
- HOUSE ALARM AND SECURITY CAMERA'S

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	80
(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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