

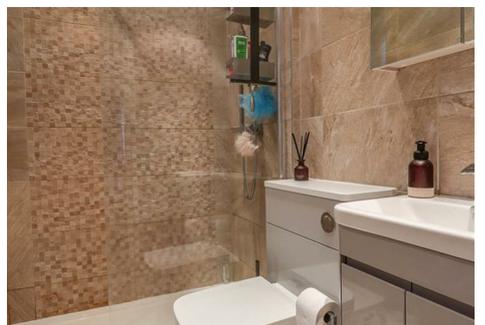
## Marketing Preview



**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

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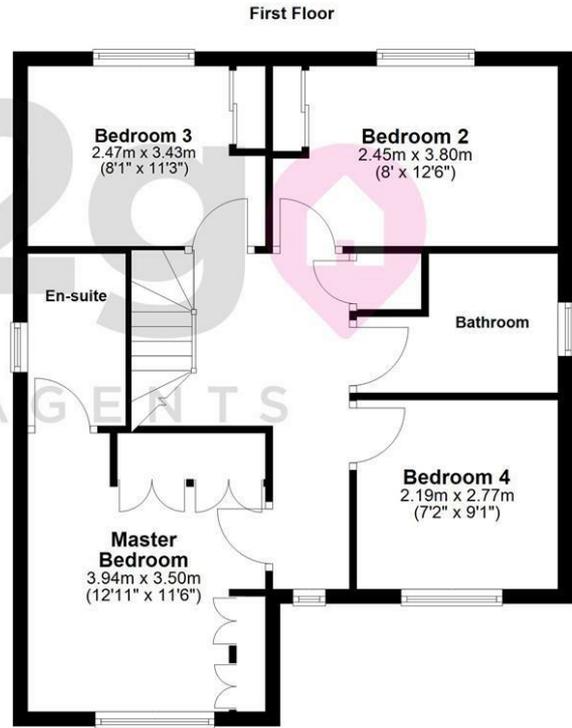
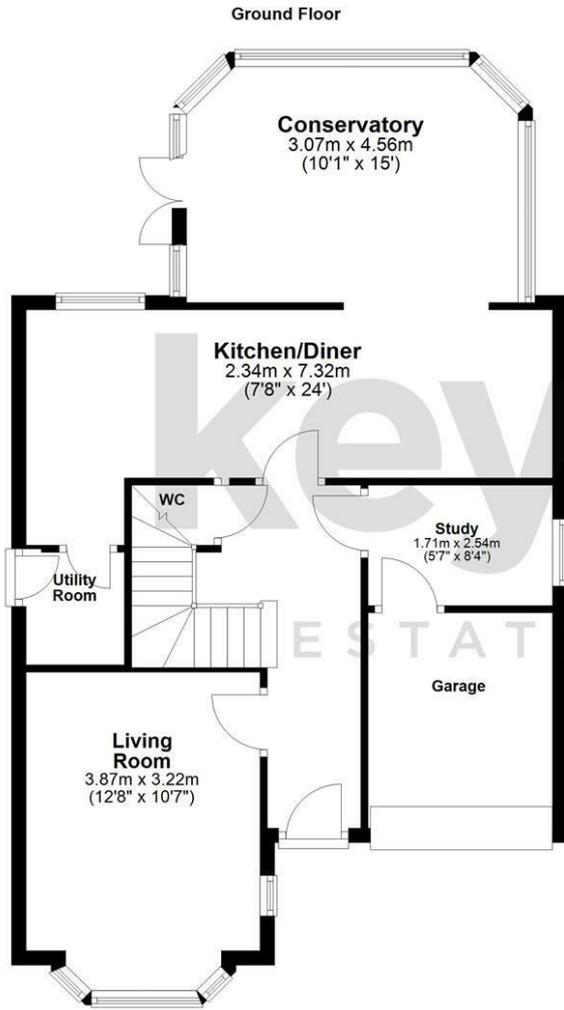
Stairs rise to a gallery landing with access to all rooms. The master bedroom is positioned to the front of the property and benefits from fitted wardrobes and a stylish en-suite shower room. There are two further double bedrooms to the rear and a single bedroom to the front. The modern family bathroom 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</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	

