

Marketing Preview



6 Halton Court, Sheffield, S12 4ND
£300,000

Bedrooms 3, Bathrooms 1, Reception Rooms null



This well-presented three-bedroom detached bungalow is situated in a quiet cul-de-sac location, offering spacious accommodation throughout. The property boasts three double bedrooms, a generous conservatory, and off-road parking with a garage. To the rear is a private, enclosed south-facing garden, perfect for enjoying outdoor space. Ideally located close to local amenities and public transport links, this fantastic home must be viewed to be fully appreciated.

SUMMARY

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The property opens into a bright, spacious, and welcoming hallway, finished in neutral décor with carpeted flooring and useful storage. The lounge is generously sized and features a bay window, neutral décor, carpeted flooring, and a feature fireplace, with an open flow through to the dining room. The dining room continues the neutral theme with carpeted flooring and benefits from double doors leading into the conservatory, as well as access to the kitchen. The kitchen is stylish and well-equipped, offering ample wall and base units with contrasting worktops, an integrated oven, gas hob with extractor, and space for a fridge freezer and washing machine. Additional features include a built-in table, spotlights, tiled flooring, a window, and a UPVC door leading into the conservatory. The conservatory is a large and bright space with laminate flooring and double doors opening out onto the rear garden, making it ideal for relaxing or entertaining. Bedroom one is a double room with neutral décor, carpeted flooring, and a range of built-in wardrobes, cupboards, and drawers, along with a window for natural light. Bedroom two is also a double room, similarly styled with neutral décor and carpet, and benefits from built-in wardrobes with overhead storage and a window. Bedroom three is another double bedroom with carpeted flooring and built-in wardrobes with overhead storage. The bathroom is stylish and modern, fitted with a bath with handheld shower, a separate walk-in shower unit with glass door, wash basin, radiator, and an obscure window. The walls are tiled from floor to ceiling, complemented by tiled flooring. There is also a separate WC, fitted with a close-coupled WC, neutral tiling, a window, radiator, and tiled flooring.

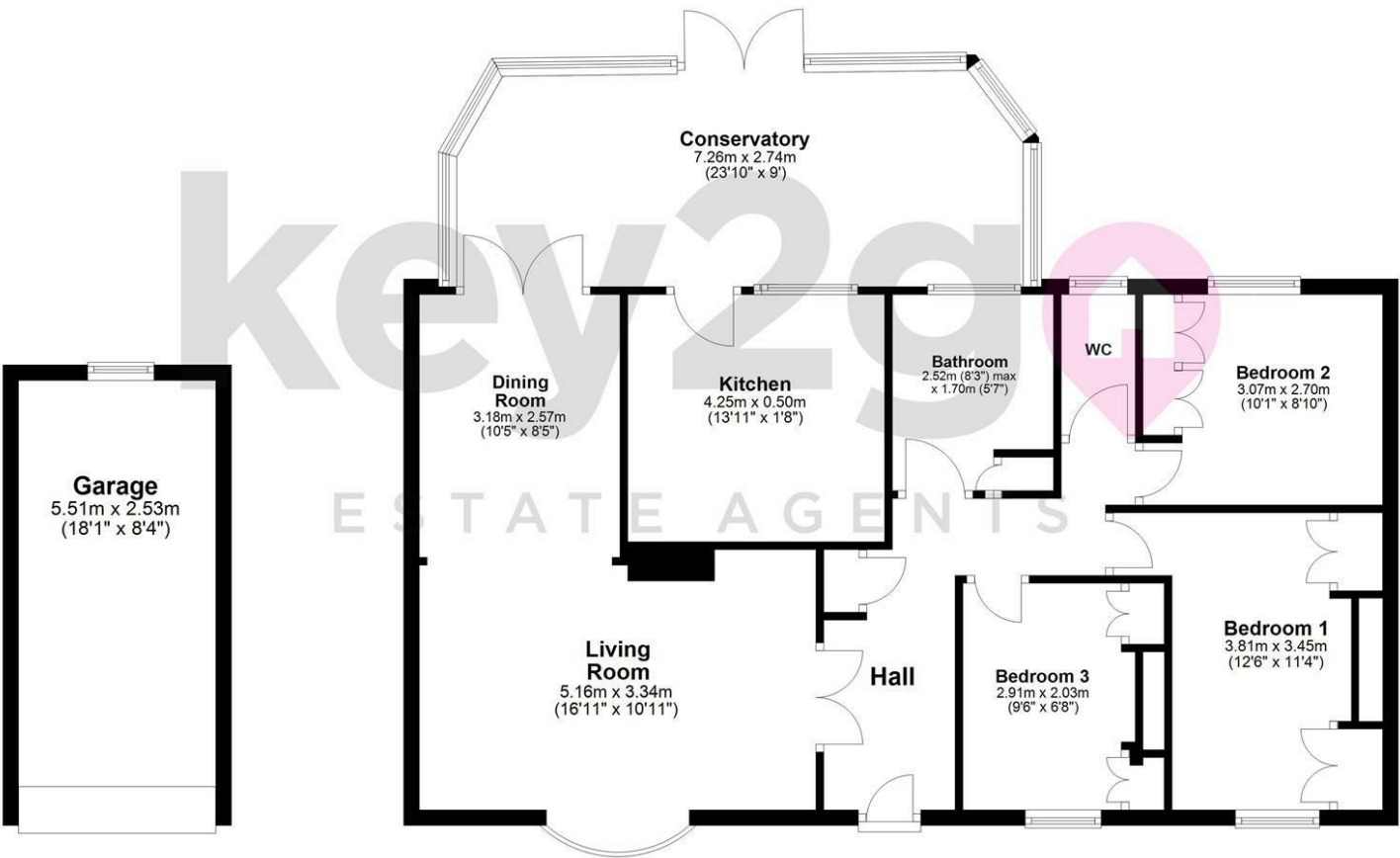
To the front of the property is a beautifully presented and generous space, offering privacy along with a lawned area and off-road parking. There is also access to the garage and a gate leading through to the rear garden. The rear garden is private, enclosed, and generously sized, having been well maintained for low maintenance living. It features both a patio area and a lawned area, making it ideal for outdoor enjoyment.

PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

