

## Marketing Preview



**16 Oakworth Close, Halfway, Sheffield, S20 4SA**

**£200,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**



NO CHAIN! Stunning and ready to move into. This property offers two double bedrooms with quality finishings throughout, along with a stylish kitchen and shower room. Also benefiting from a conservatory, off road parking and a garage. Having a large, low maintenance rear garden and tucked away in a quiet cul-de-sac location.

## SUMMARY

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Useful porch leading into a bright living space with a feature fireplace. Stairs rise to the first floor with oak finishings, carpet and a window to the front. A door leads to the stylish kitchen, which is fully fitted with integrated appliances and has a door to the conservatory, with double doors opening to the rear garden.

Stairs rise to the first floor with two generously sized double bedrooms to the front and rear. There is also a stylish shower room with a vanity unit and WC, along with a walk-in shower cubicle.

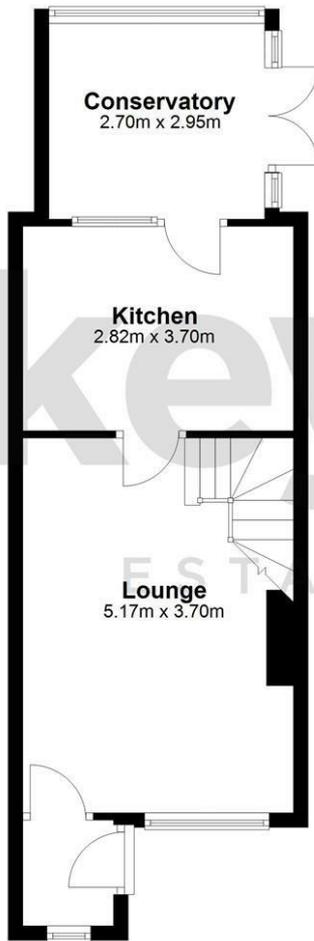
To the front is a pebbled area with shrubbery and a patterned concrete driveway providing access to the garage. To the rear are two patio areas, astro turf and flower beds, with fencing surrounding.

## PROPERTY DETAILS

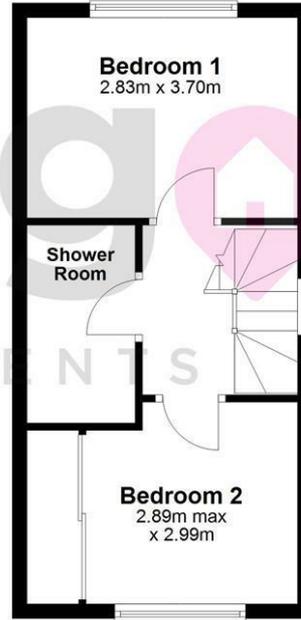
- LEASEHOLD, 150 YEARS REMAINING, £70PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

