





2 Halton Court

Hackenthorpe • Sheffield • S12 4ND

Guide Price £220,000 - £230,000

Occupying an enviable corner plot within a quiet residential cul-de-sac, this spacious and versatile two, potentially three bedroom detached bungalow offers flexible living accommodation and attractive wraparound gardens. Available with no onward chain, the property enjoys a private and peaceful setting, complemented by off-street driveway parking and a detached garage. A uPVC entrance door opens into a welcoming front porch, leading through to the inner hallway. The main living area is an L shaped, light filled space featuring a bay fronted window, additional side facing windows, and a feature fireplace. This flexible layout comfortably accommodates both lounge and dining areas. To the rear, French doors open into a charming garden room, providing a pleasant outlook over the garden and direct access outside, ideal for relaxing or entertaining. The kitchen is fitted with a range of matching wall and base units, incorporating an integrated oven and gas hob, along with space for additional appliances. A rear door offers further access to the garden. The accommodation includes a versatile principal bedroom, currently arranged with an archway leading to an adjoining space. With two separate access points, this area offers excellent potential to be reconfigured into two separate bedrooms or retained as a spacious main bedroom with dressing area. A further double bedroom is positioned to the rear, enjoying views over the garden. The bathroom comprises a bath with shower over and a hand wash basin, complemented by partial tiling. The WC is located separately. Additional storage is provided via the landing area, which houses the hot water tank. Externally, the property continues to impress with its established wraparound gardens, comprising a combination of lawn and stone patio areas, ideal for outdoor seating and entertaining. A garden shed provides useful storage, while the enclosed layout ensures a high degree of privacy and security. Offering a blank canvas, the garden presents an excellent opportunity for buyers to create a personalised and attractive outdoor space to suit their needs. The property further benefits from a detached garage and a driveway to the front, providing convenient off street parking. Situated in the popular S12 area, Halton Court is a quiet residential cul de sac well placed for local amenities, including shops, schools, and transport links. The property offers easy access to nearby green spaces as well as convenient routes into Sheffield city centre, making it an ideal choice for those seeking a peaceful setting without compromising on connectivity.



- Detached Bungalow in S12
- 2/3 Bedrooms
- Quiet Cul De Sac Location
- Spacious Living & Garden Room
- Gas Central Heating & Double Glazing
- No Onward Chain
- Wraparound Enclosed Garden
- Driveway & Detached Garage
- Freehold
- Council Tax Band D, EPC Rating C



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APPROXIMATE GROSS INTERNAL AREA = 95.7 SQ M / 1030 SQ FT

GARAGE = 13.5 SQ M / 145 SQ FT

TOTAL = 109.2 SQ M / 1175 SQ FT



Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.