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ESTATE AGENTS

Marketing Preview















8 Helmsley Avenue, Halfway, Sheffield, S20 4SF

£220,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1















NO CHAIN! This well-presented semi-detached property is situated within a quiet cul-de-sac and offers two double bedrooms, a downstairs WC, modern kitchen/diner, conservatory and modern shower room. Ideally located close to local amenities, schools, shops and transport links, with excellent road connections to Sheffield. This property would make an ideal home for first-time buyers or families alike.

SUMMARY

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Upon entering, the property opens into a modern kitchen/diner fitted with a range of wall and base units, double oven with hob and extractor fan, fridge/freezer and under-counter space for a washing machine. The kitchen also benefits from a breakfast bar and built-in bay window seating, with doors leading to the downstairs WC, storage cupboard, lounge and stairs rising to the first floor. The downstairs WC comprises a WC. The good-sized lounge provides a comfortable reception space with double doors opening into the bright conservatory which offers an excellent additional living area and benefits from a solid roof with a side door which leads to the garage and patio doors leading out to the rear.

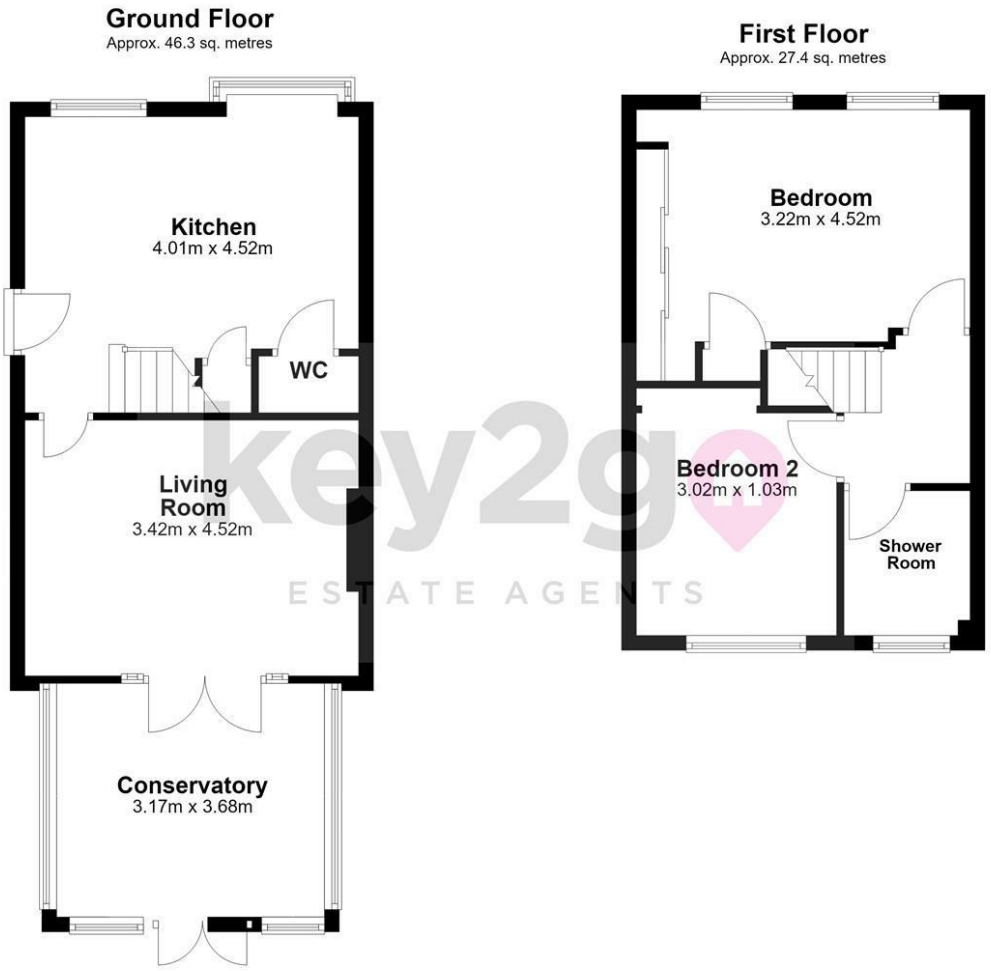
The landing provides access to two bedrooms and the shower room. Bedroom one is a good-sized double bedroom featuring two windows to the front, fitted wardrobes and a useful storage cupboard. Bedroom two is also a double bedroom with an open wardrobe and window overlooking the rear. The modern shower room comprises a shower cubicle with rainhead shower, WC and stylish feature wash basin unit.

To the front is a lawned area, with a driveway to the side providing off-road parking for two cars and access to the garage. To the rear is an enclosed garden featuring a decked area with steps leading up to an artificial lawn, all enclosed by fencing.

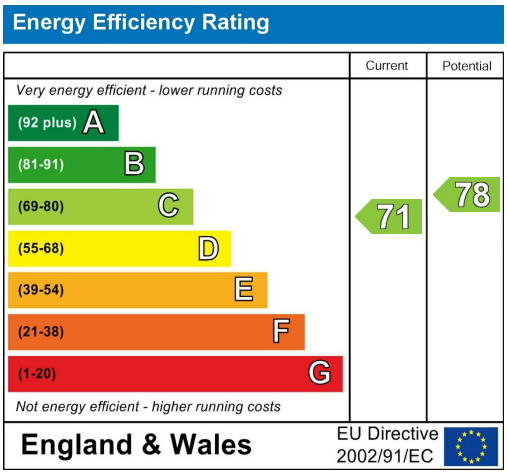
PROPERTY DETAILS

- LEASEHOLD, 140 YEARS REMAINING, £70PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



Total area: approx. 73.7 sq. metres





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