

Marketing Preview



27 Welbury Gardens, Halfway, Sheffield, S20 4TT

£220,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to acquire a stunning, move-in-ready home, renovated by the current owner. The property offers a stylish kitchen and modern shower room, along with a conservatory featuring a covered roof. Outside benefits include a low-maintenance enclosed garden, off-road parking and a garage. Situated in a quiet cul-de-sac in a popular location.

SUMMARY

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Side door to hallway with storage cupboard and loft access. Modern kitchen to the front and a lounge/diner with a feature wallpapered wall and fireplace. Large, bright double bedroom to the rear, and a second bedroom with access to the conservatory, which has a radiator and covered roof. Modern shower room.

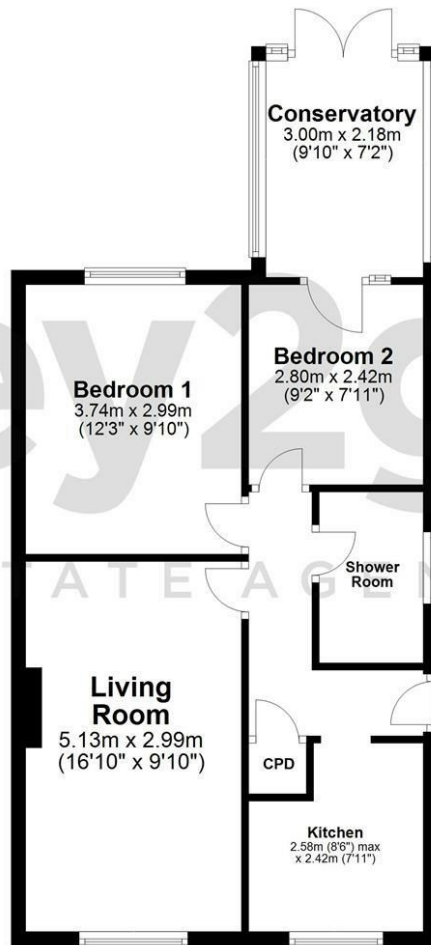
Front garden laid to lawn with a tarmac driveway to the side leading to a detached garage, plus access to the rear. Rear garden with tiered patio, pebbled areas, shrub borders and enclosed fencing.

PROPERTY DETAILS

- LEASEHOLD, 140 YEARS REMAINING, £60PA 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

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

