



## Marketing Preview



**53 Hall Meadow Drive, Halfway, Sheffield, S20 4XE**

**£180,000**

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



NO CHAIN! An ideal first-time buyer home, this modern throughout property is beautifully presented throughout and ready to move straight into. Benefiting from a stylish kitchen, enclosed rear garden, and allocated parking, it is situated on a sought-after estate close to local amenities and excellent transport links.

## SUMMARY

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A useful entrance hallway provides access to the modern kitchen, which is fitted with stunning high-gloss units, a window to the front, and a cupboard housing the boiler. To the rear of the property is the lounge, which benefits from stairs rising to the first floor and a uPVC door opening onto the rear garden.

Stairs rise to the first-floor landing, which provides access to a large double bedroom overlooking the rear, a single bedroom to the front, and the bathroom. The bathroom also benefits from a useful storage cupboard.

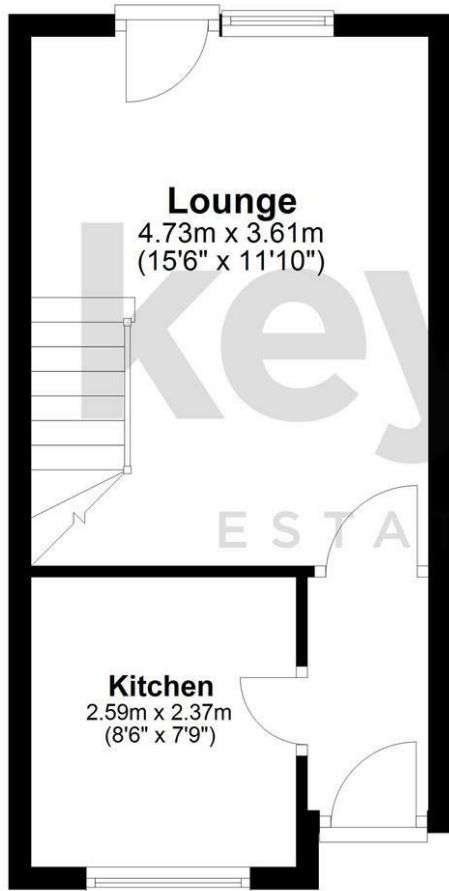
To the rear of the property is a low-maintenance enclosed garden featuring a patio area, lawn, and fencing to the boundaries. A gate provides access to the communal car park, where the property benefits from an allocated parking space.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER - 2 YEARS OLD
- 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>		
(69-80) <b>C</b>	<b>71</b>	<b>77</b>
(55-68) <b>D</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 