

Marketing Preview



18 Oakworth Close, Halfway, Sheffield, S20 4SA

£200,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



NO CHAIN! Ready to move into. This property benefits from a newly fitted extended kitchen/sun room and is situated in a quiet cul-de-sac. Having a substantial plot to the front with ample off road parking and a garage. Also offering two double bedrooms and a low maintenance rear garden.

SUMMARY

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Useful porch with a door leading to a bright lounge with a window to the front and feature fireplace, with a spiral staircase rising to the first floor. A door leads to the open kitchen and sun room. The newly fitted kitchen has ample worktop space with an integrated oven, hob, electric fan oven and fridge/freezer, and is open to the sun room with patio doors opening onto the rear garden.

Spiral staircase rises to the first floor with loft access, leading to double bedrooms to the front and rear. The fitted bathroom includes a close-coupled WC, bath and floating wash basin.

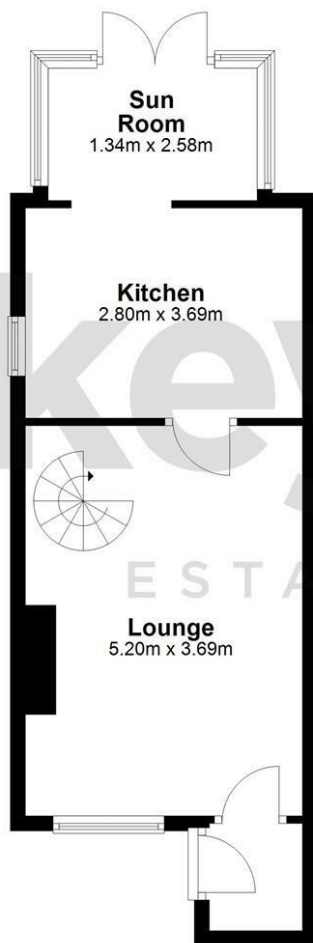
Situated on a corner plot, the property features a patterned concrete and tarmac driveway, a pebbled area with shrubbery, and access to the garage, with a path leading to the rear. The rear garden is patioed, enclosed by fencing, and includes a brick-built outhouse.

PROPERTY DETAILS

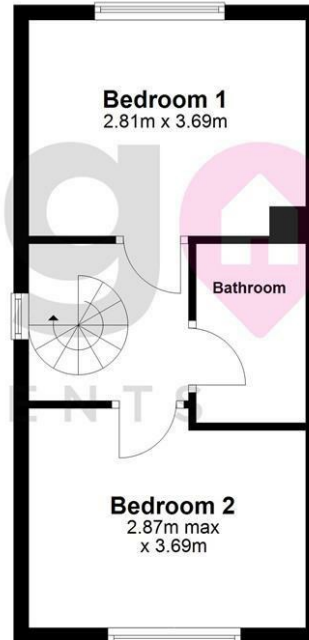
- LEASEHOLD, 150 YEARS REMAINING, £70PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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