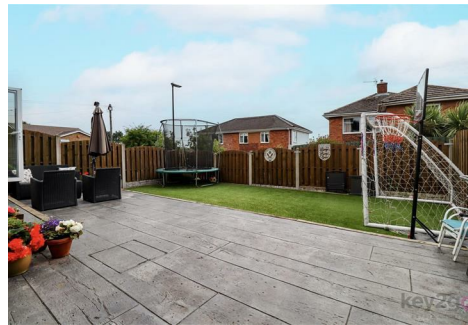


Marketing Preview



3 Wasdale Close, Halfway, Sheffield, Derbyshire, S20 4HA
£280,000

Bedrooms 3, Bathrooms 3, Reception Rooms 3



**** GUIDE PRICE £280,000 - £285,000 **** A fantastic opportunity to purchase this three generous sized bedroom detached property. Offering three spacious reception rooms and a master bedroom with an ensuite. Also having a utility room, downstairs WC and conservatory. Off road parking, garage for storage and a landscaped garden. Close to amenities and road links to Sheffield, Chesterfield and the M1 Motorway. Perfect family home!

SUMMARY

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Enter into a spacious hallway with a large under stairs storage cupboard. A stylish kitchen/diner to the front and a large lounge with karndean flooring. Also having a generous sized conservatory which is a great extra living space and has bi-folding doors to the rear garden. Utility room housing the boiler, downstairs WC and integral access to the garage.

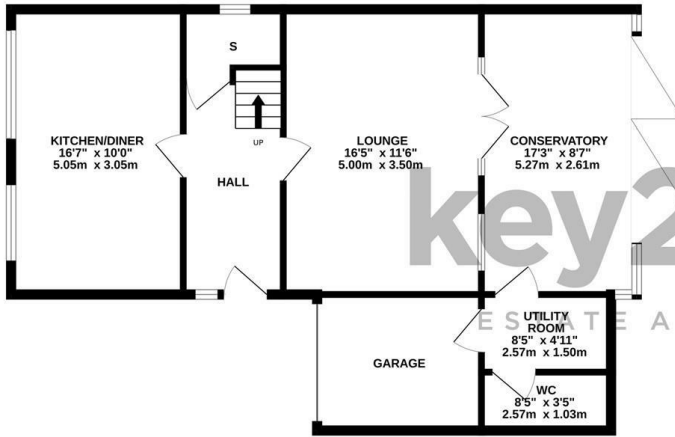
A spacious landing with access to the generous sized master bedroom with an ensuite which is fitted with a double shower, vanity wash basin and close coupled WC. Further doors to the two small double bedrooms and the modern family bathroom.

The property has a patterned concrete driveway with off road parking for up to three cars and a garage for storage. The rear garden is landscaped, enclosed and maintenance free with a patio area and astroturf area.

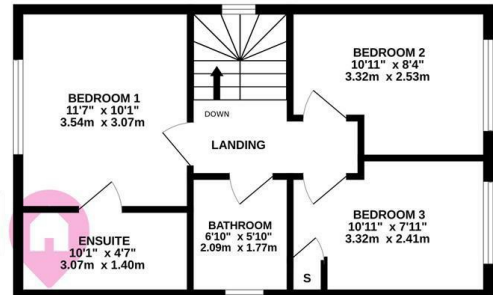
PROPERTY DETAILS

- LEASEHOLD, 741 YEARS REMAINING, £16PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(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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