

## Marketing Preview



**16 Morton Gardens, Halfway, Sheffield, S20 8GJ**

**£385,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 3**







A fantastic opportunity to purchase this four bedroom detached property which is situated in a popular location. Being well presented and having a downstairs WC, bedroom with an ensuite, off road parking and garage. Close to great amenities, road links to the City Centre and M1 Motorway. Perfect family home!

### SUMMARY

A fantastic opportunity to purchase this four bedroom detached property which is situated in a popular location. Being well presented and having a downstairs WC, bedroom with an ensuite, off road parking and garage. Close to great amenities, road links to the City Centre and M1 Motorway. Perfect family home!

### HALLWAY

Enter via composite door into the neutral spacious hallway with laminate flooring, two ceiling lights and radiator. Under stairs storage cupboard and doors to the kitchen, WC and lounge.

### LOUNGE 10'7" x 15'4"

A large and spacious reception room with neutral decor and carpeted flooring. Two ceiling lights, radiator and window to the front.

### WC 6'2" x 2'7"

Comprising of a WC, sink and extractor fan. Ceiling light, radiator and laminate flooring.

### KITCHEN/DINER 16'0" x 10'11"

An open plan, bright and spacious kitchen/diner with ample wall and base units, contrasting worktops and tiled splash back. Integrated oven, gas hob and extractor fan. Space for a tall fridge/freezer, dishwasher and washing machine. One and a half sink with a drainer and mixer tap. Two ceiling lights, two radiators and window. Laminate flooring and double doors to outside.

### OCCASIONAL ROOM/SNUG 9'5" x 10'0"

Comprising of neutral decor and carpeted flooring. Ceiling light, radiator and double doors to the rear.

### STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, radiator and a ceiling light. Access to the loft and doors to the four bedrooms and bathroom.

### BEDROOM ONE 19'11" x 12'0"

A large and spacious double bedroom with neutral decor, carpeted flooring and built in wardrobes. Spotlighting, radiator and two windows to the front. Door to the ensuite.

### ENSUITE 6'3" x 4'10"

Comprising of a large walk in shower with an overhead and handheld shower with a glass surround and sliding door, WC and sink. Part tiled walls, extractor fan, radiator and obscure glass window.

### BEDROOM TWO 8'11" x 13'6"

A double bedroom with carpeted flooring. Ceiling light, radiator and window.

### BEDROOM THREE 8'0" x 9'3"

A third double bedroom neutral decor and carpeted flooring. Ceiling light, radiator and window.

### BEDROOM FOUR 8'2" x 9'2"

A fourth double bedroom with carpeted flooring. Ceiling light, radiator and window.

### BATHROOM 8'2" x 6'10"

Comprising of a bath, shower cubicle with a glass door, sink and WC. Radiator, extractor fan and obscure glass window. Part tiled walls and vinyl flooring.

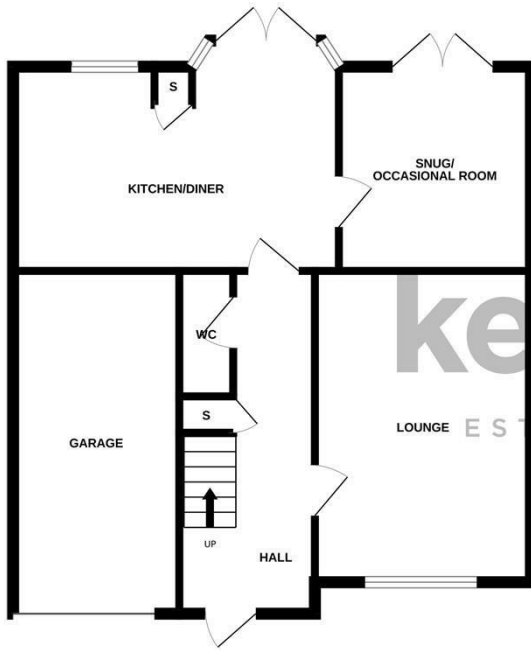
### OUTSIDE

To the rear of the property is an enclosed, private and low maintenance garden with artificial grass, patio area and a bar/shed.

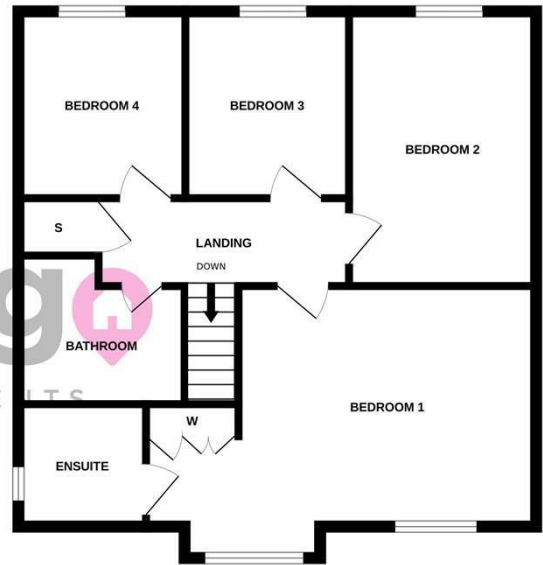
### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND D - SHEFFIELD CITY COUNCIL

GROUND FLOOR  
680 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1338 sq.ft. (124.3 sq.m.) approx.

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) <b>A</b>                          |                            | <b>83</b>                                                                           |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            | <b>72</b>                  |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

