

## Marketing Preview



**3 Deepwell Bank, Halfway, Sheffield, S20 4SN**

**£190,000**

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





A perfect first-time buyer or downsizer opportunity, this two-bedroom semi-detached home is immaculately presented and modern throughout. The property features a modern kitchen and bathroom, is fully uPVC double glazed and benefits from a combi boiler. Outside offers an enclosed rear garden along with a garage. Located in a popular residential area, close to the tram and with excellent road links to the M1 Motorway.

## SUMMARY

A perfect first-time buyer or downsizer opportunity, this two-bedroom semi-detached home is immaculately presented and modern throughout. The property features a modern kitchen and bathroom, is fully uPVC double glazed and benefits from a combi boiler. Outside offers an enclosed rear garden along with a garage. Located in a popular residential area, close to the tram and with excellent road links to the M1 Motorway.

Side door enters into a useful hallway with a storage cupboard and open access to the kitchen, which overlooks the front. Doors lead into the bright and spacious lounge, with stairs rising to the first floor and a further door opening out to the rear garden.

Stairs rise to the first floor where you will find a large double bedroom to the front, a single bedroom to the rear, and the bathroom also positioned to the front.

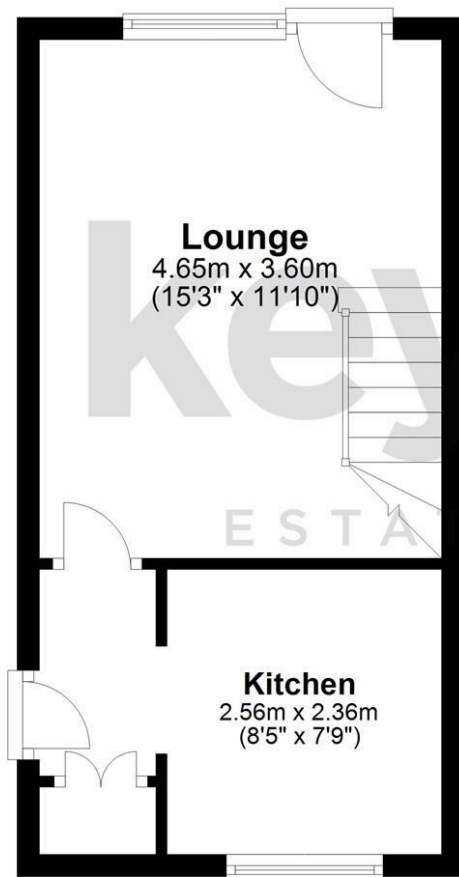
To the front, there is a lawn with shrubbery, alongside a side driveway leading to the garage. A secure gate gives access to the rear garden, which offers a patio area, lawn and fencing.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL


FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

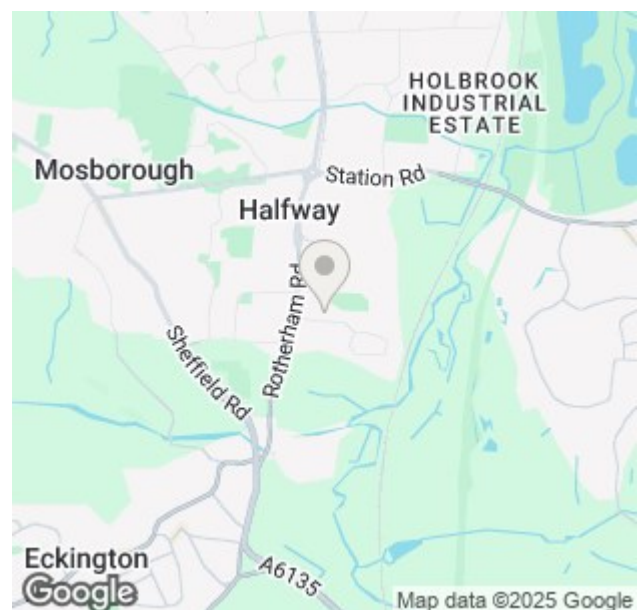
## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	73
(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 2002/91/EC 	



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