

## Marketing Preview



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

**£140,000**

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



**\*\* GUIDE PRICE £140,000 - £145,000 \*\* CHAIN FREE!** A fantastic opportunity to purchase this immaculately presented one-bedroom townhouse property, situated in a popular area. The property benefits from an enclosed garden, off-road parking, and a modern kitchen and bathroom. Conveniently located close to amenities and with excellent road links to Sheffield, Chesterfield and the M1 Motorway, this home is ideal for first-time buyers, couples or those looking to downsize.

## SUMMARY

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Enter into the kitchen, which is fitted with wall and base units and offers space for a washing machine, along with an oven, hob and extractor fan. The kitchen is open to the bright lounge, which features stairs rising to the first floor.

The property features a bright double bedroom with a window, electric heater and neutral décor, along with a bathroom fitted with tiled walls, a bath, pedestal sink and WC.

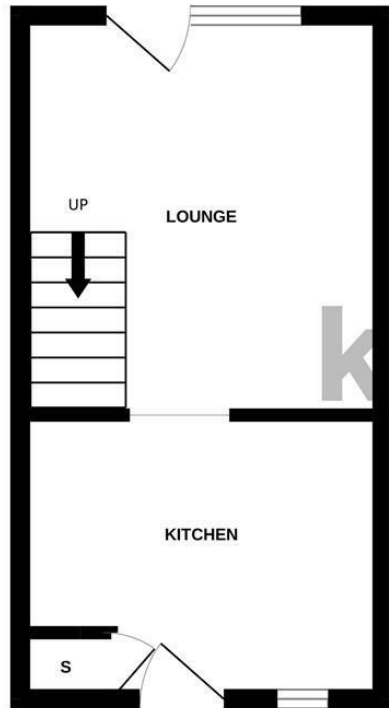
To the front of the property there is a lawned area with a path leading to the front door. There is an allocated parking space to the rear of the property. To the rear is an enclosed garden featuring a lawn, patio area, slate chippings, a pathway to the gate and fencing surrounding.

## PROPERTY DETAILS

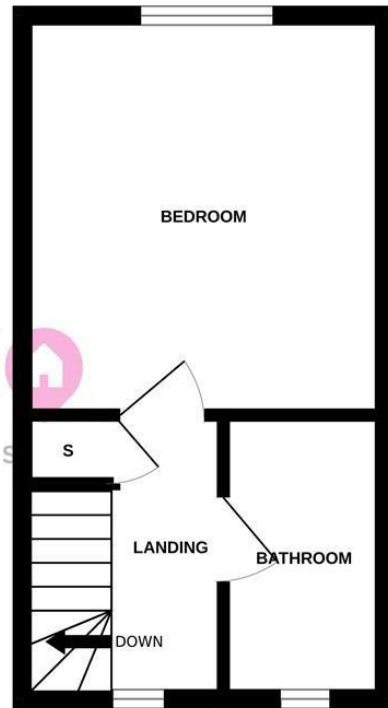
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED - EXCEPT FRONT DOOR
- ELECTRIC HEATING THROUGHOUT
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL



GROUND FLOOR  
218 sq.ft. (20.3 sq.m.) approx.




1ST FLOOR  
218 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 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>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</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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