

Marketing Preview



Craigmore Rotherham Road, Halfway, Sheffield, S20 8GL

£325,000

Bedrooms 5, Bathrooms 1, Reception Rooms 2



**** GUIDE PRICE £325,000 - £335,000** PERFECT FAMILY HOME!!**

A rare opportunity to purchase this well presented throughout and extended five bedroom semi-detached property. Offering downstairs WC and modern kitchen and bathroom. Also having off road parking, detached garage and enclosed rear garden. Situated in a popular residential area close to great local amenities, schools and public transport links.

SUMMARY

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PORCH/ HALLWAY

Enter through composite door into welcoming porch with ceiling light and window. Opening into hallway with karndean flooring, spot lighting and radiator. Doors to WC, storage cupboard, lounge, dining room and kitchen/family room.

LOUNGE 14'0" x 11'10"

A spacious lounge with carpet flooring, feature wallpapered wall and gas fire with surround. Ceiling light, radiator and bay window to the front.

DINING ROOM 11'5" x 11'10"

A second good sized reception room with carpet flooring and feature wallpapered wall. Ceiling light, radiator and door to rear.

WC 5'8" x 2'8"

Comprising of close coupled WC and sink. Ceiling light, radiator and tiled flooring.

KITCHEN/ FAMILY ROOM 26'9" x 11'2"

A open plan space fitted with modern wall and base units, contrasting worktops and tiled splash backs. Breakfast bar and one and a half sink with mixer tap. Space for dual fuel cooker and extractor fan. Integrated fridge/freezer and dishwasher. Kardean flooring, door to rear and opening to family room/snug with carpet flooring, spotlighting and radiator. Bay window to the front and door to utility room.

UTILITY ROOM 7'4" x 3'9"

Useful space fitted with base units, worktops and sink. Space for washing machine and dryer and integrated fridge/freezer. Door to rear and Karndean flooring.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, radiator and access to loft. Doors to five bedrooms, bathroom and storage cupboard.

BEDROOM ONE 10'2" x 15'1"

A large double bedroom with carpet flooring and feature wallpapered walls. Ceiling light, radiator and two windows.

BEDROOM TWO 11'10" x 11'10"

A second double bedroom with carpet flooring and painted walls. Ceiling light radiator and window.

BEDROOM THREE 11'10" x 11'5"

A third double bedroom with carpet flooring and feature painted wall. ceiling light, radiator and window.

BEDROOM FOUR 10'2" x 8'0"

A fourth double bedroom with carpet flooring and feature painted walls. Ceiling light, radiator and window.

BEDROOM FIVE 5'11" x 6'8"

A fifth single bedroom with carpet flooring and painted walls. Ceiling light, radiator and window.

BATHROOM 7'4" x 5'4"

A modern bathroom comprising of bath with over head and hand held shower, glass shower screen, close coupled WC and sink. Spot lighting, extractor fan, obscure glass window and vinyl flooring.

OUTSIDE

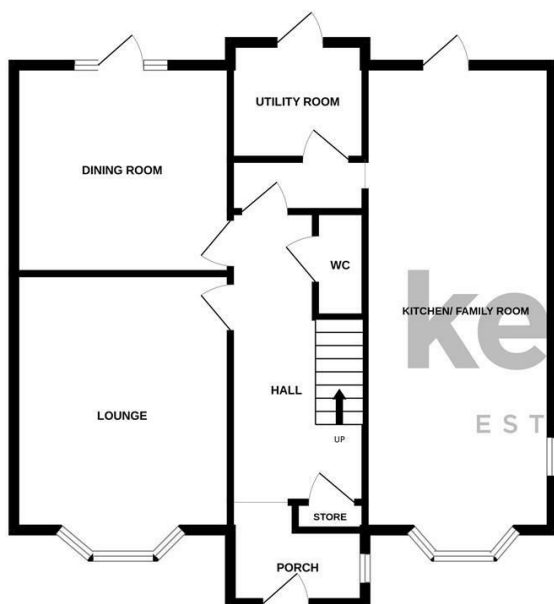
To the front of the property is an enclosed lawn, gate and off road parking for three cars.

To the rear of the property is a large generous sized garden with lawn, patio area and detached garage.

PROPERTY DETAILS

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

GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 1559 sq.ft. (144.9 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) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

