

Marketing Preview



37 Deepwell Avenue, Halfway, Sheffield, S20 4SS

£220,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



*** GUIDE PRICE £220,000-£230,000*** A fantastic opportunity to purchase this modern throughout, three bedroom end of terrace property which is situated on a sought after estate. Offering a downstairs WC, allocated parking and a landscaped garden. Good road links to Sheffield and the M1 Motorway. Close to great local amenities. Ideal for first time buyers or families alike!

SUMMARY

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HALLWAY

Having neutral decor and laminate flooring. Spot lighting, radiator and the stair rise to the first floor. Doors to the kitchen, lounge/diner and downstairs WC.

LOUNGE/DINER 14'6" x 14'9"

A bright and spacious reception room with neutral decor, carpeted flooring and a storage cupboard. Two ceiling lights, two radiators and a window to the rear. Patio doors to the rear.

KITCHEN 7'2" x 10'5"

Fitted with wall and base units, contrasting worktops and tiled splash back. Stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Integrated dishwasher, under counter space for a washing machine and space for a full height fridge/freezer. Spot lighting, radiator and window the front. Tiled flooring.

DOWNSTAIRS WC 3'3" x 6'1"

Comprising of a close coupled WC, pedestal sink and carpeted flooring. Spot lighting, radiator and obscure glass window.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with spot lighting, a storage cupboard and access to the fully boarded loft via a fixed loft ladder. Doors to the three bedrooms and the bathroom.

BEDROOM ONE 7'10" x 11'5"

A good sized double bedroom with neutral decor, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the rear.

BEDROOM TWO 7'10" x 9'10"

A double bedroom with neutral decor, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the front.

BEDROOM THREE 6'5" x 7'3"

A single bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the front.

BATHROOM 6'2" x 6'0"

Comprising of a bath with an overhead shower, pedestal sink and close coupled WC. Spot lighting, ladder style radiator and an obscure glass window. Part tiled walls and tiled flooring.

OUTSIDE

To the front of the property is a slate chipping area, shrubbery

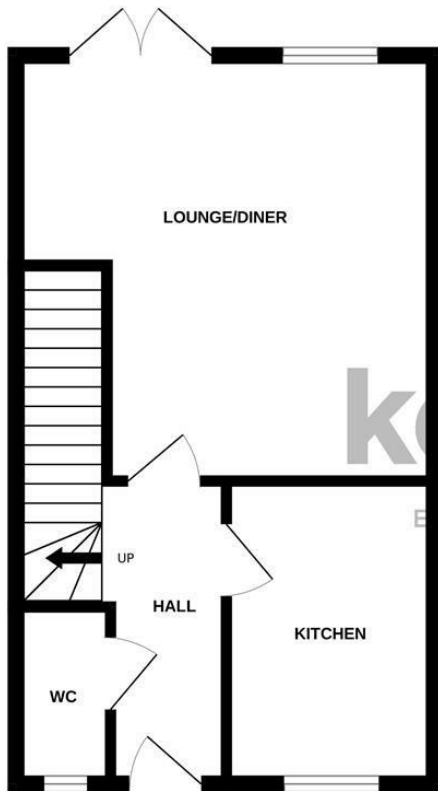
and iron rails. Side path to the rear.

To the rear of the property is a patio, slate chippings and fencing. Gate to the allocated parking space.

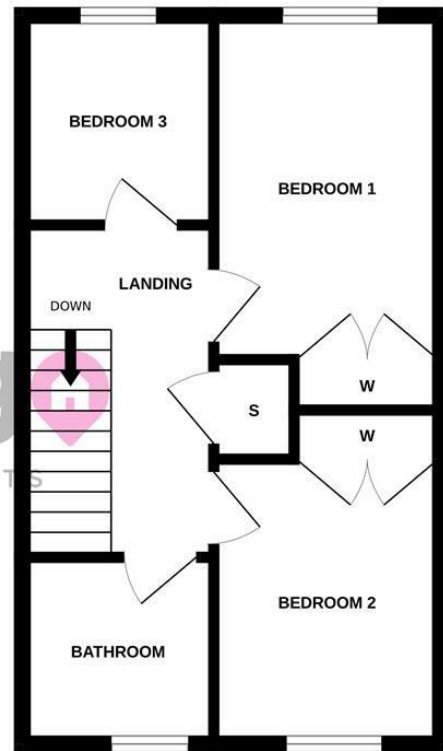
PROPERTY DETAILS

- LEASEHOLD, £225 GROUND RENT PA, 107 YEARS REMAINING
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



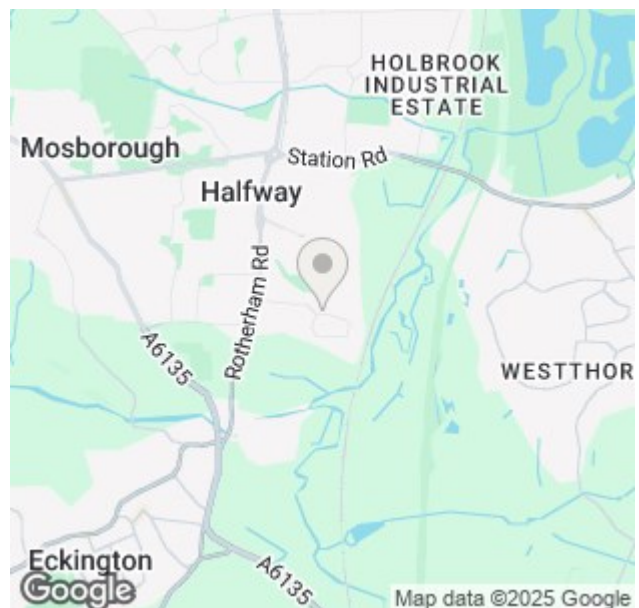
1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 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		91
(81-91) B		
(69-80) C	78	
(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	



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