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## Marketing Preview















**109 Deepwell Avenue, Halfway, Sheffield, S20 4SS**

**£310,000**

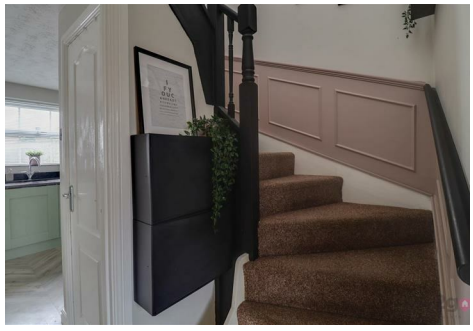
**Bedrooms 3, Bathrooms 2, Reception Rooms 1**



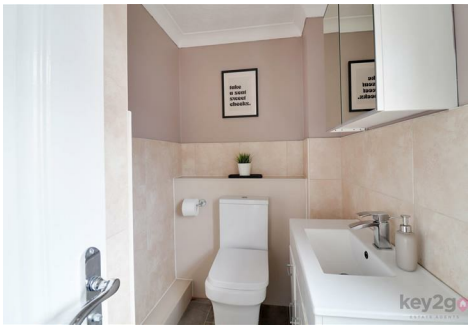




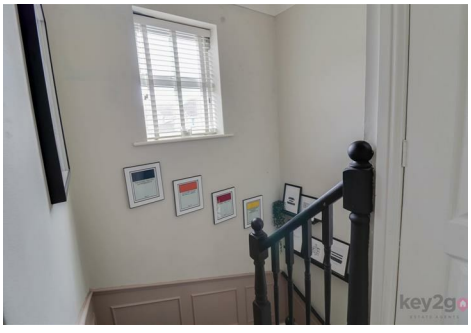










A beautifully presented three-bedroom detached property, offering an ideal family home. The property features a stylish kitchen and dining room, a conservatory, an en-suite to the principal bedroom and a convenient downstairs WC. Externally, there is a generous and private rear garden, along with a garage and large driveway providing ample off-road parking.

## SUMMARY

A beautifully presented three-bedroom detached property, offering an ideal family home. The property features a stylish kitchen and dining room, a conservatory, an en-suite to the principal bedroom and a convenient downstairs WC. Externally, there is a generous and private rear garden, along with a garage and large driveway providing ample off-road parking.

The welcoming and spacious hallway provides access to the downstairs WC and stairs rising to the first floor. The modern WC is fitted with a close-coupled WC, wash basin with storage unit and a window. The lounge is a cosy and spacious reception room, decorated in neutral tones and featuring a bay window and carpeted flooring. The stylish kitchen is fitted with ample wall and base units, contrasting worktops, a double sink, integrated dishwasher, gas hob, extractor and double oven, with space for a tall fridge freezer. The room also benefits from laminate flooring, a window and a door leading to the rear. The neutral dining room offers ample space for a dining table and chairs, with carpeted flooring and an open-plan layout leading through to the conservatory. The spacious conservatory provides a light and airy additional living space, featuring carpeted flooring and double doors opening onto the rear garden.

Stairs rise to the first-floor landing, which features carpeted flooring, wall panelling, a window and a useful storage area. Bedroom one is a large double bedroom with carpeted flooring, a bay window, built-in wardrobes and access to an en-suite. The stylish en-suite is semi-tiled and fitted with a walk-in shower, close-coupled WC and wash basin with storage unit, alongside a window. Bedroom two is a double bedroom featuring carpeted flooring, built-in storage and a window, while bedroom three is a small double with carpeted flooring, a window and access to the loft. The family bathroom is decorated in neutral tones and is semi-tiled, comprising a bath with handheld shower attachment, close-coupled WC, wash basin and an obscure window.

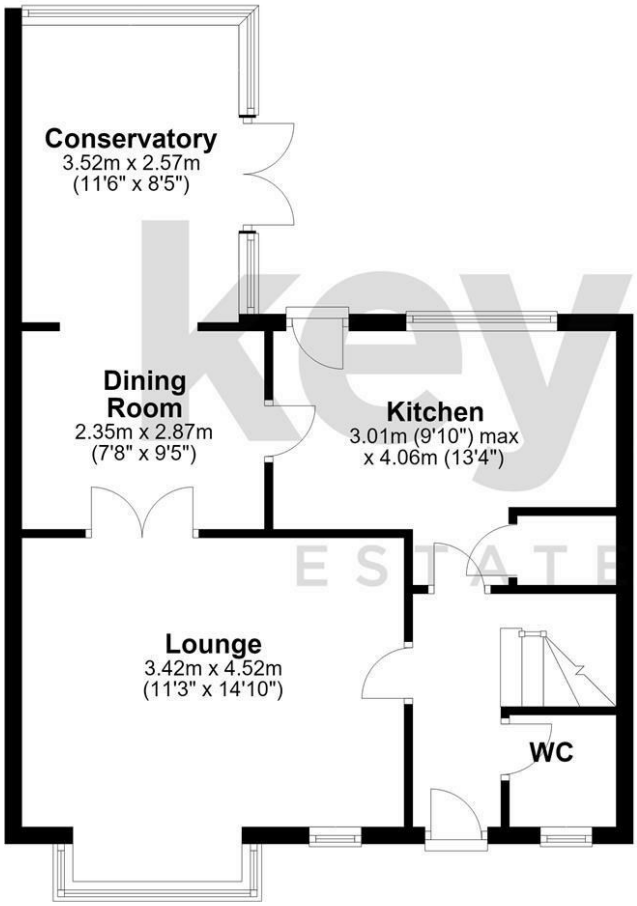
To the front of the property is a private, well-presented and low-maintenance garden, alongside a driveway providing off-road parking for two vehicles and access to the garage. A side gate leads through to the rear garden, which is generous in size, private and enclosed, featuring a patio area, lawn and established shrubbery. The rear garden also benefits from access to both the conservatory and kitchen.

## PROPERTY DETAILS

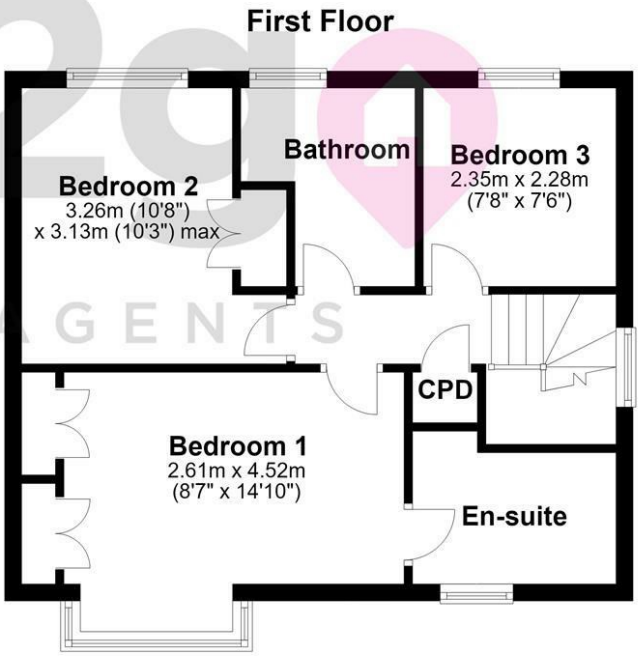
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor




## First Floor

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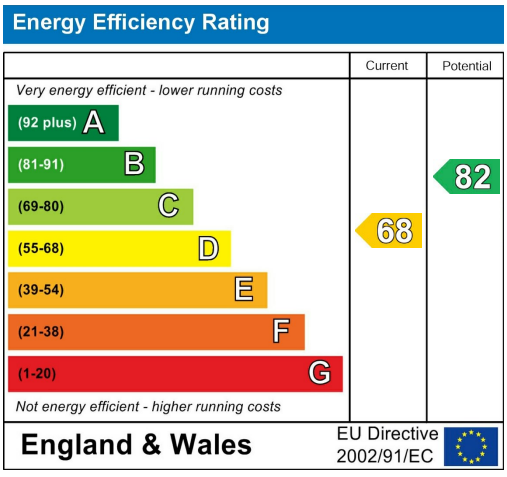





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