

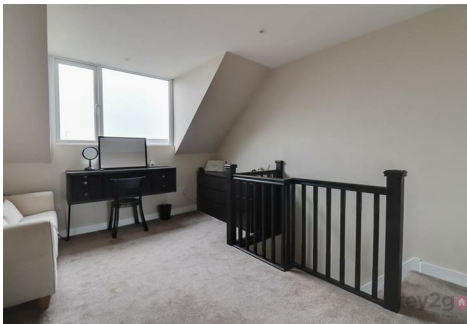
## Marketing Preview



**18 Halesworth Road, Sheffield, S13 9AB**

**£190,000**

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



CHAIN FREE! A VIEWING IS A MUST TO APPRECIATE! A back-to-brick full refurbishment has transformed this stunning three-bedroom terraced property, which also benefits from the attic space which is currently used as a dressing room. Finished to a high standard throughout, the home offers a modern kitchen/diner, a stunning bathroom and deceptively spacious accommodation. Further features include a cellar and an enclosed rear garden. Ideally located close to local amenities and road links to the City Centre and the M1 motorway, this property is perfect for first-time buyers.

## SUMMARY

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Enter into a stunning lounge which leads through to the modern kitchen/diner, fitted with a built-in oven, hob, extractor fan and sink, along with a breakfast bar. Stairs rise to the first floor and provide access to the cellar, while a further door opens into a useful porch that leads out to the rear garden.

Bedroom one is a large double room and benefits from an over-stairs storage cupboard. Bedroom two is a single bedroom. Completing this floor is a modern and stunning bathroom, fitted with a walk-in shower, WC and sink.

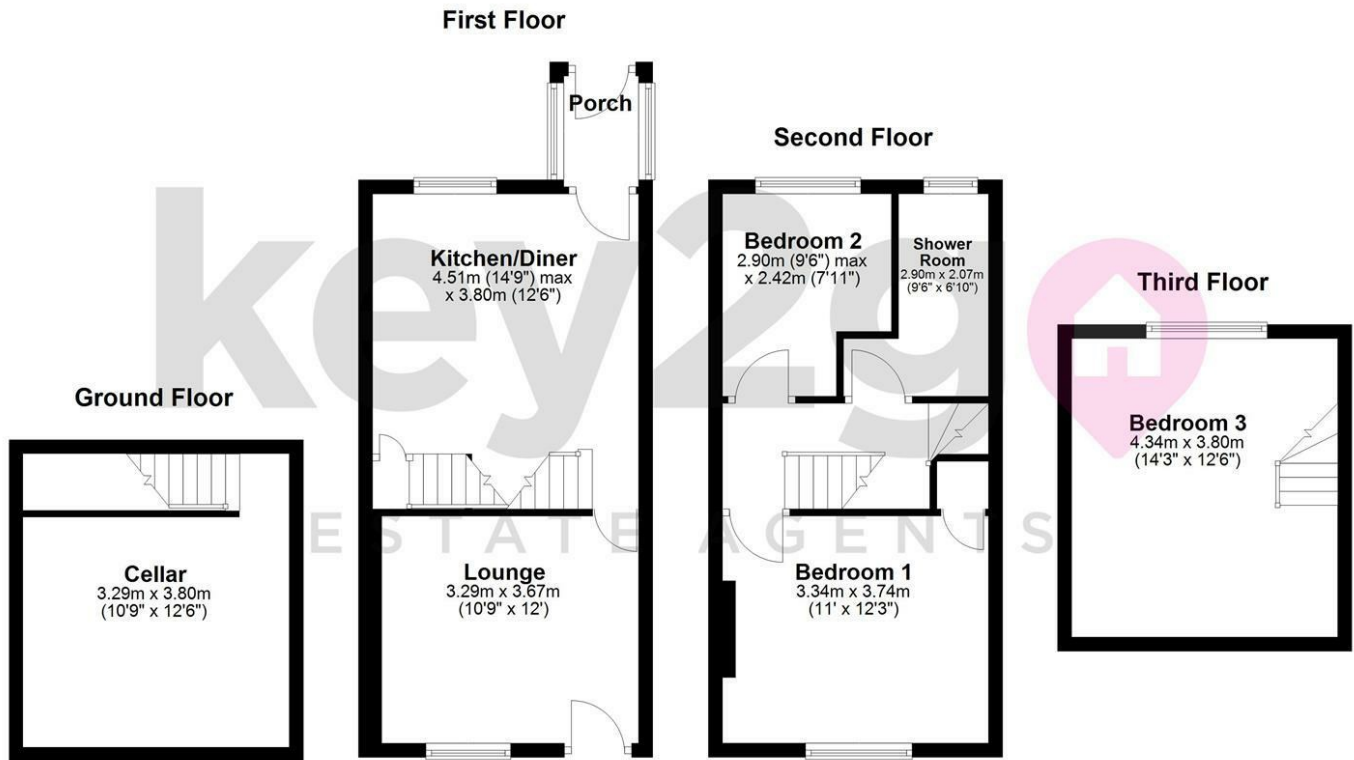
Stairs rise to the attic room, which is currently used as a dressing room. The room also benefits from retained eaves storage located behind the walls.

To the rear is an enclosed garden featuring a lawn, fencing and a wall to the boundary, a patio area and stepping slabs.

## 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



| Energy Efficiency Rating                                                            |           |           |
|-------------------------------------------------------------------------------------|-----------|-----------|
|                                                                                     | Current   | Potential |
| Very energy efficient - lower running costs                                         |           |           |
| (92 plus) <b>A</b>                                                                  |           | <b>86</b> |
| (81-91) <b>B</b>                                                                    |           |           |
| (69-80) <b>C</b>                                                                    |           |           |
| (55-68) <b>D</b>                                                                    |           |           |
| (39-54) <b>E</b>                                                                    | <b>51</b> |           |
| (21-38) <b>F</b>                                                                    |           |           |
| (1-20) <b>G</b>                                                                     |           |           |
| Not energy efficient - higher running costs                                         |           |           |
| England & Wales                                                                     |           |           |
| EU Directive 2002/91/EC                                                             |           |           |
|  |           |           |

