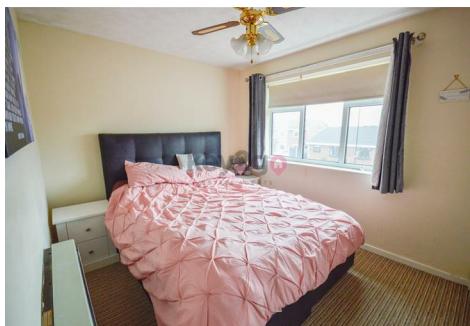


## Marketing Preview



**16 Oakworth View, Halfway, Sheffield, S20 4SD**  
**£155,000**

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



CHAIN FREE!! A fantastic opportunity to purchase this two bedroom semi-detached property which is situated in a popular residential area on a quiet cul-de-sac. Having off road parking for two cars and private enclosed rear garden. Close to great local amenities and main transport links. Perfect for first time buyers!

## **SUMMARY**

CHAIN FREE!! A fantastic opportunity to purchase this two bedroom semi-detached property which is situated in a popular residential area on a quiet cul-de-sac. Having off road parking for two cars and private enclosed rear garden. Close to great local amenities and main transport links. Perfect for first time buyers!

## **PORCH**

Enter into porch with neutral decor and carpet flooring. Window and door to lounge.

## **LOUNGE 11'9" x 16'8"**

A spacious lounge with carpet flooring and neutral decor. Ceiling light, heater and window. Stair rise to first floor landing and doors to under stairs storage cupboard and kitchen.

## **KITCHEN 11'8" x 6'2"**

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. Integrated oven, gas hob and extractor fan. Breakfast bar, space for washing machine and fridge/freezer. Ceiling light, heater and vinyl flooring. Access to the rear.

## **STAIRS/LANDING**

A carpet stair rise to first floor landing with neutral decor and ceiling light. Access to loft and doors to two bedrooms and bathroom.

## **BEDROOM ONE 11'8" x 8'7"**

A good sized double bedroom with carpet flooring and neutral decor. Ceiling light, heater and window.

## **BEDROOM TWO 6'5" x 11'8"**

A generous sized single bedroom with neutral decor and carpet flooring. Ceiling light, heater and window.

## **BATHROOM 4'3" x 4'4"**

A modern bathroom comprising of large walk in shower with glass screen, sink with storage unit and close coupled WC. Ceiling light, obscure glass window and tiled flooring. Door to storage cupboard.

## **OUTSIDE**

To the front of the property is a pebbled low maintenance area, driveway for two cars and path to the porch.

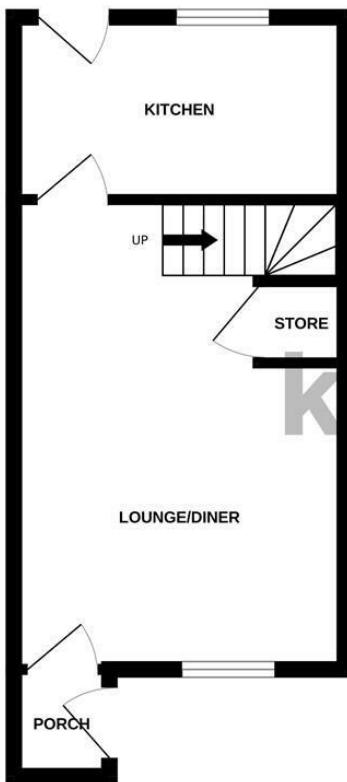
To the rear of the property is a private enclosed low maintenance patio and pebbled area.

## **PROPERTY DETAILS**

- LEASEHOLD, 141 YEARS REMAINING, £45.00 EVERY 6 MONTHS
- GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- ECONOMY HEATERS
- COUNCIL TAX BAND A- SHEFFIELD CITY COUNCIL

GROUND FLOOR  
286 sq.ft. (26.6 sq.m.) approx.

1ST FLOOR  
273 sq.ft. (25.4 sq.m.) approx.



key2go  
STATE AGENT

TOTAL FLOOR AREA : 560 sq.ft. (52.0 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 errors, omissions or misdescriptions. These details are for general purposes only and should not be relied on 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		
(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	

