

Marketing Preview



26 Gartrice Gardens, Halfway, Sheffield, S20 4SU

£190,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE! A fantastic opportunity to purchase this immaculately presented throughout, stylish two-bedroom semi-detached home which is located on a quiet cul-de-sac and set on a generous plot. Featuring a modern kitchen, private driveway with garage, and a spacious enclosed rear garden, the property is ideal for first-time buyers or professional couples. Perfectly positioned with excellent road links, this home is ready to move into!

SUMMARY

CHAIN FREE! A fantastic opportunity to purchase this immaculately presented throughout, stylish two-bedroom semi-detached home which is located on a quiet cul-de-sac and set on a generous plot. Featuring a modern kitchen, private driveway with garage, and a spacious enclosed rear garden, the property is ideal for first-time buyers or professional couples. Perfectly positioned with excellent road links, this home is ready to move into!

Enter through a uPVC door into a welcoming hallway, finished with painted walls and laminate flooring. The modern and stylish kitchen is fitted with ample wall and base units, contrasting worktops, integrated oven, electric hob, extractor fan, and dishwasher, with space for a tall fridge/freezer and washing machine. A sink sits beneath a front-facing window, and the room is completed with laminate flooring. To the rear, the large lounge is bright, open, and spacious, featuring modern décor, carpet flooring, an open staircase, and a uPVC door leading out to the rear garden.

Carpeted stairs with painted décor lead to the first floor, giving access to the bedrooms and bathroom. Bedroom one is a spacious double with carpet flooring, painted décor, a large built-in wardrobe, and a window. Bedroom two is a generous single with neutral décor, laminate flooring, a window, and access to the loft. The stylish bathroom features a large walk-in shower unit with a glass surround and sliding door, a fitted sink unit with storage, and a close-coupled WC.

To the front of the property is a private, well-presented lawned area with a driveway providing off-road parking for one car and access to the garage. The rear garden is private, enclosed, and generously sized, featuring a well-presented lawn, patio area, low-maintenance design, and fence surround.

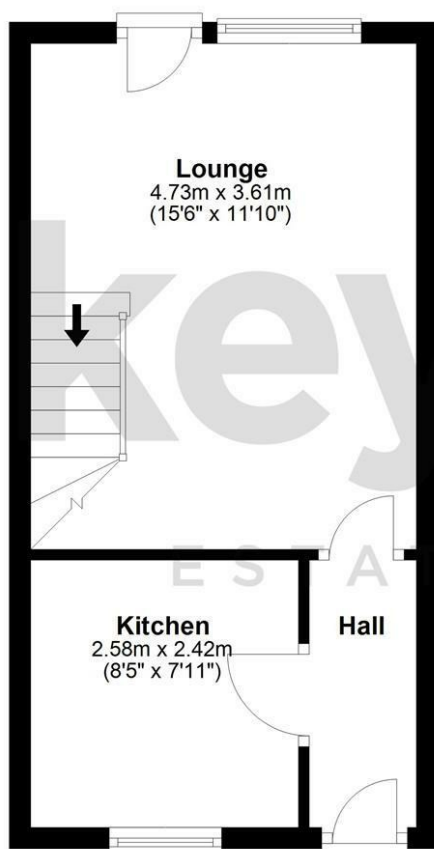
PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

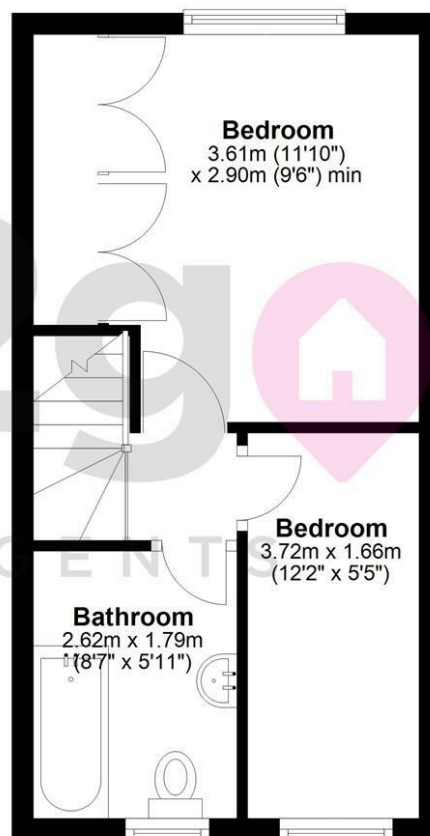
Ground Floor

Approx. 26.4 sq. metres (284.0 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.9 sq. feet)



Total area: approx. 53.1 sq. metres (571.9 sq. feet)

Energy Efficiency Rating

	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		88	
(81-91) B			
(69-80) C	70		
(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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