

## Marketing Preview



**27 Welbury Gardens, Halfway, Sheffield, S20 4TT**

**£220,000**

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



CHAIN FREE!! A fantastic opportunity to acquire a stunning, move-in-ready home, renovated by the current owner. The property offers a stylish kitchen and modern shower room, along with a conservatory featuring a covered roof. Outside benefits include a low-maintenance enclosed garden, off-road parking and a garage. Situated in a quiet cul-de-sac in a popular location.

## SUMMARY

CHAIN FREE!! A fantastic opportunity to acquire a stunning, move-in-ready home, renovated by the current owner. The property offers a stylish kitchen and modern shower room, along with a conservatory featuring a covered roof. Outside benefits include a low-maintenance enclosed garden, off-road parking and a garage. Situated in a quiet cul-de-sac in a popular location.

Side door to hallway with storage cupboard and loft access. Modern kitchen to the front and a lounge/diner with a feature wallpapered wall and fireplace. Large, bright double bedroom to the rear, and a second bedroom with access to the conservatory, which has a radiator and covered roof. Modern shower room.

Front garden laid to lawn with a tarmac driveway to the side leading to a detached garage, plus access to the rear. Rear garden with tiered patio, pebbled areas, shrub borders and enclosed fencing.

## PROPERTY DETAILS

- LEASEHOLD, 140 YEARS REMAINING, £60PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



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

