



## 1 Twickenham Court, Halfway, Sheffield, S20 4HT

£260,000

- NO CHAIN
- LEASEHOLD - 743 YEARS REMAINING
- COUNCIL TAX BAND C - £1,921.16
- CORNER PLOT
- DRIVEWAY PROVIDING PARKING FOR MULTIPLE VEHICLES
- THREE DOUBLE BEDROOMS
- THREE BED DETACHED FAMILY HOME
- LARGE REAR AND SIDE GARDEN

# 1 Twickenham Court, Sheffield S20 4HT

**\*\*NO CHAIN - CORNER PLOT POSITION\*\*** This three bedroom detached family home is situated on a quiet cul-de-sac. Close to Crystal Peaks shopping centre, schools and excellent local amenities. Offering good public transport links and road networks to the M1 and City Centre. The property briefly comprises of; Entrance porch; Inner lobby; Lounge; Open plan kitchen dining room; Downstairs wc; Storage cupboard; Stairs to the first floor; Three double bedrooms; Family bathroom; Garage; Front garden; Driveway providing parking for multiple vehicles; Rear and side gardens;



Council Tax Band: C



## **ENTRANCE PORCH**

Entered via a part obscure glazed entrance door into the entrance hallway with; uPVC double glazed window to the side elevation; Wall light point; uPVC double glazed window into the kitchen; Carpet flooring; Obscure glazed entrance door into the inner lobby;

## **INNER LOBBY**

Entrance lobby with: Wood effect laminate flooring; Ceiling light point; Stairs to the first floor; Solid wooden doors to the Lounge, Kitchen, Downstairs wc and storage cupboards;

## **LOUNGE**

With: Large uPVC double glazed window to the rear elevation; Wood effect laminate flooring; Ceiling light points; Central heating radiator;

## **KITCHEN AREA**

Having; A good range of white wall, base and draw units with roll-top work surfaces; Stainless Steel one and a half sinks and drainer; Tiled splash backs; Freestanding range cooker with 4 ring gas hob and overhead extractor fan; uPVC double glazed window to the front elevation; uPVC double glazed window into the entrance porch; Wood effect laminate flooring; Space and plumbing for a washer/ dryer, dishwasher and upright fridge freezer; Ceiling light point; Solid door to storage cupboard; Open archway to the dining room;

## **DINING AREA**

With: uPVC double glazed patio doors onto the decked entertaining area; Space for dining table and chairs; Wood effect laminate flooring; Ceiling light points;

## **STAIRS TO THE FIRST FLOOR**

## **BEDROOM ONE**

This good size bedroom one has: Large uPVC double glazed window to the rear

elevation; Built in wardrobe storage with mirrored sliding doors; Carpet flooring; Ceiling light point; Central heating radiator;

## **BEDROOM TWO**

Comprising of: uPVC double glazed window to the rear elevation; Built in wardrobe storage; Carpet flooring; Loft hatch access; Ceiling light point; Central heating radiator;

## **BEDROOM THREE**

Having; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

## **BATHROOM**

Fitted with a white suite comprising of; Bath with stainless steel taps and wall mounted overhead shower; WC with push button flush; Wash basin; Obscure uPVC double glazed window to the front elevation; Tiled walls and flooring; Towel rail; Extractor fan; Ceiling light point;

## **FIRST FLOOR LANDING AND STAIRS**

Has; uPVC obscure double glazed windows to both the side and front elevations; Fully carpeted stairs and landing; Solid wooden doors to all the bedrooms and the bathroom; Ceiling light point;

## **GARAGE**

Single garage with; Up and over door; Power; Lighting;

## **DRIVEWAY**

Offering off road parking for multiple vehicles;

## **FRONT GARDEN**

Lawn area with; Shrubs and plants surrounding; Hedge borders; Side gate to rear garden; Step up to the front entrance door;

## REAR GARDEN

The spacious rear garden has: Decked entertaining area with step down; Majority laid to lawn; Hedge borders to three sides; Gate to an additional lawn area;

## ADDITIONAL INFORMATION

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.





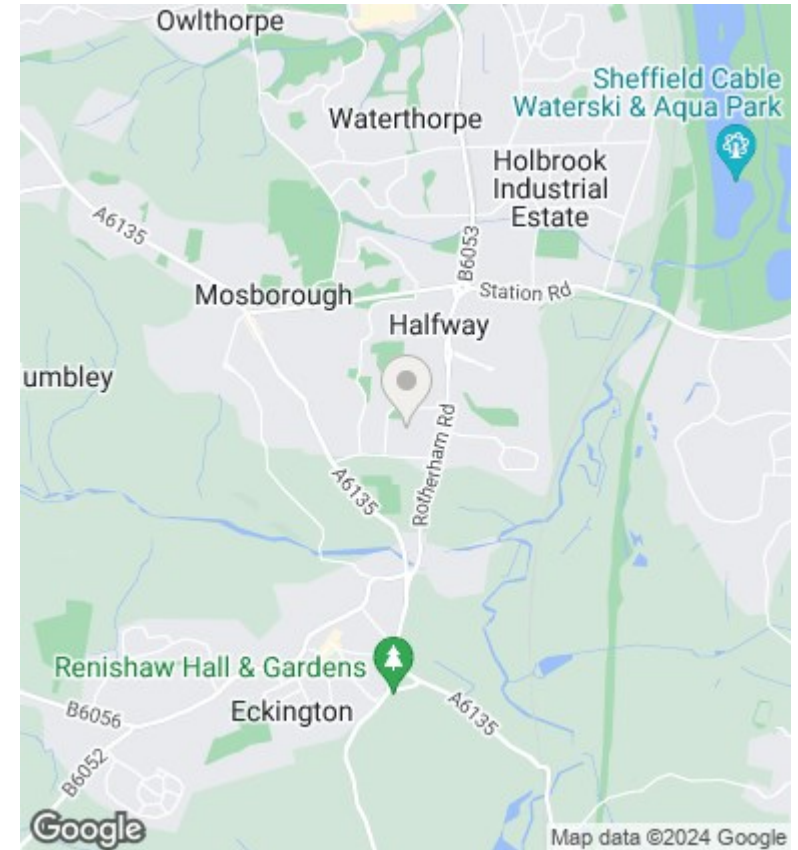
## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

C



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>	56	63
(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