



## 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

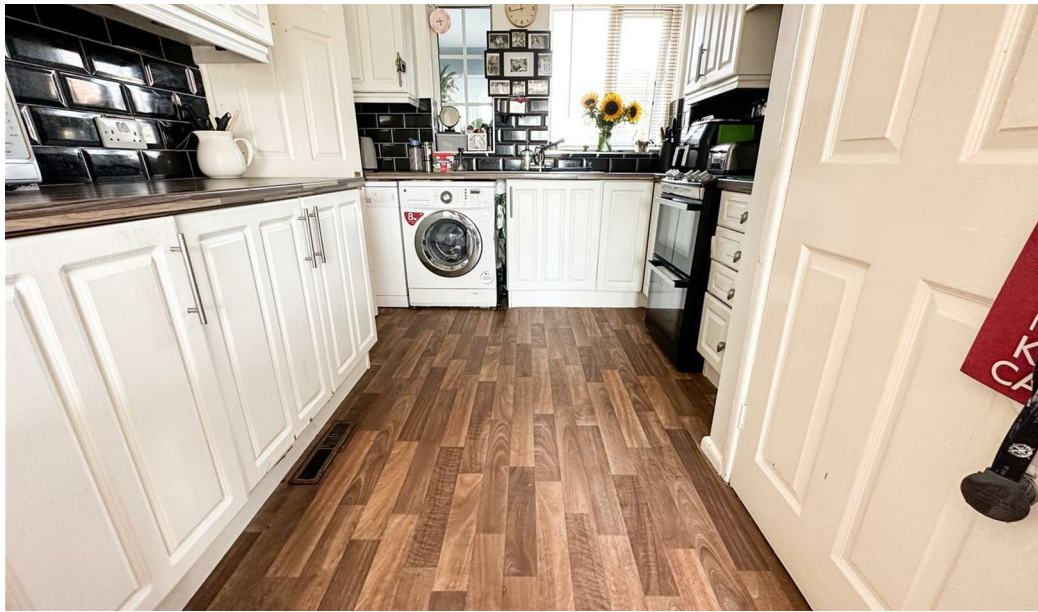
The spacious rear garden has: Decked entertaining area with step down; Majority laid to lawn; Hedge borders to three sides; Gate to an additional lawn area;

## 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 