







1 Moonshine Way

Sheffield • South Yorkshire • S5 8RU

Guide Price £220,000 - £230,000

Located on a popular residential cul de sac in S5 is an attractive 3-bedroom extended family home. Beautifully presented throughout featuring modern kitchen and shower room, off street parking and conservatory overlooking an attractive rear garden. Benefits from recently installed combination boiler and double glazing. The property enters through a uPVC front door into the inner hallway complete with ground floor WC. A cosy front facing living room is styled in warm tones and neutral carpet, with feature fireplace creating a homely feel. A modern gloss kitchen topped with contrasting worktops and tiled splashbacks incorporates integrated Hot Point oven/grill, gas hob, fridge freezer and washing machine. A breakfast bar provides seating and understairs space offers ideal storage. Current owners have added a conservatory which extends the living space, allowing a stream of natural light and offering a pleasant outlook over the enclosed rear garden. The first floor comprises 3 good sized bedrooms, all providing fitted wardrobe storage and styled with warm tones and neutral carpet. A modern shower room is fully tiled providing vanity storage and heated towel rail. Externally a sunning front garden wraps around the property enclosed by wrought iron railings creating a great first impression. Through secure gates at the rear is a enclosed outdoor space, providing a generous decked seating area and stone patio, enclosed by fencing and mature hedging. Moonshine Way is well-placed for local shops and amenities, local schools, Longley Park, other recreational facilities, public transport and access to the Northern General Hospital, Meadowhall, the M1 motorway and Sheffield City Centre.





- Extended Semi Detached House in S5
- 3 Bedrooms & Modern Shower Room
- Stylishly Presented Throughout
- Conservatory Overlooking Garden
- Combination Boiler & Double Glazing

- Excellent Local Amenities & Transport Links
- Attractive Front & Enclosed Rear Garden
- Off Street Parking
- Lease 31/03/1999 – 999 year duration - £75 annual ground rent

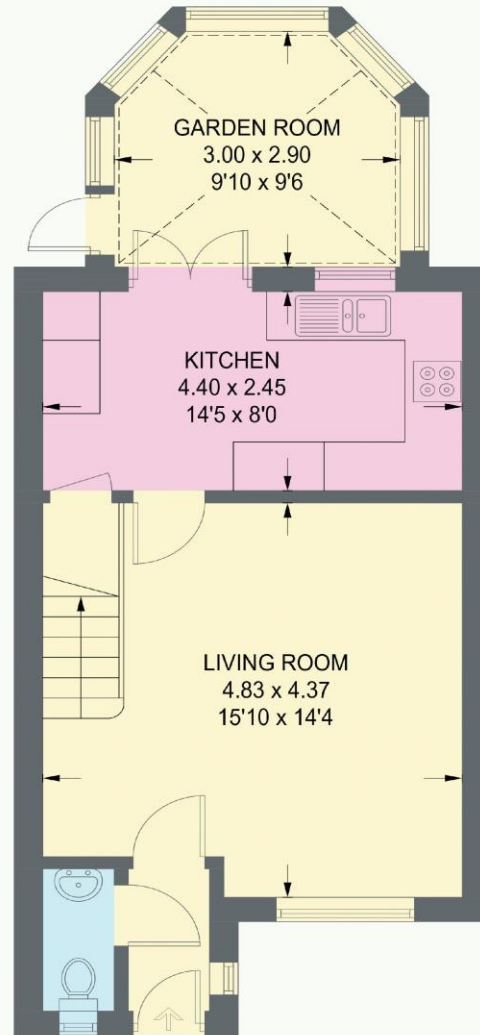
• Council Tax Band C EPC Rating D



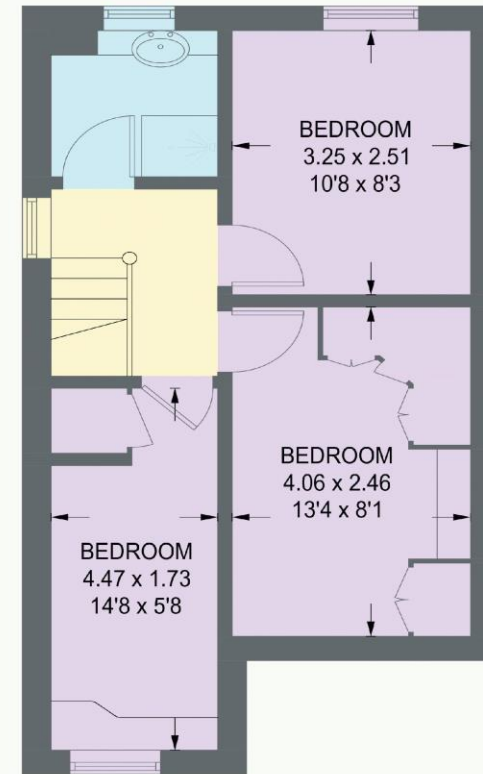


1 MOONSHINE WAY

APPROXIMATE GROSS INTERNAL AREA = 79.6 SQ M / 857 SQ FT



IN
GROUND FLOOR
44.4 SQ M / 478 SQ FT



FIRST FLOOR
35.2 SQ M / 379 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.



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