



New School Road, Mosborough Sheffield S20 5ES

welcome to

New School Road, Mosborough Sheffield

**** GUIDE PRICE £280,000-£290,000****This stylish three-bedroom townhouse offers modern living across three floors. Featuring a spacious lounge, well-equipped kitchen, main bedroom with en-suite, a private rear garden. Ideally located near schools, shops, and transport links. Viewing recommended!



Hall

Having a radiator and stairs leads to the first floor accommodation.

Dining Room

10' 9" x 9' 3" (3.28m x 2.82m)

Front facing double glazed window and radiator, an opening leads to the kitchen.

Kitchen

16' 6" x 9' 1" (5.03m x 2.77m)

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Gas hob and electric oven with extractor above. Space and plumbing for dishwasher and dryer. Radiator and double glazed French doors leads to the rear garden.

Utility Room

Having a sink unit and tiled splash backs, Space and plumbing for washing machine. The central heating boiler is housed in this room.

Wc

Having a wc and wash hand basin, radiator.

First Floor Landing

Having a radiator.

Lounge

15' 2" x 10' 4" (4.62m x 3.15m)

Front facing double glazed window and radiator.

Bathroom

A suite comprising bath with mixer tap attachment, wc and wash hand basin. Partial tiling to the walls and radiator.

Bedroom Three

13' 3" x 8' 8" (4.04m x 2.64m)

Two rear facing double glazed windows and radiator. Built in wardrobes.

Second Floor Landing

Loft access can be obtained.

Bedroom One

13' 2" x 10' 6" (4.01m x 3.20m)

Front facing double glazed window and radiator, radiator and built in wardrobes.

En-Suite

A suite comprising shower cubicle, wc and wash hand basin. Partial tiling to the walls and radiator.

Bedroom Two

13' 2" x 9' (4.01m x 2.74m)

Two rear facing double glazed window, radiator and fitted wardrobes.

Garden

To the rear of the property is a low maintenance garden with artificial grass, decked seating area, established plants and shrubs and Pergola.

Drive & Garage

There is a garage located in a separate block.



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welcome to

New School Road, Mosborough Sheffield

- Mid town house
- Three story and three bedrooms
- Sought after area
- Low maintenance garden
- Great access to schools and amenities

Tenure: Leasehold EPC Rating: C

guide price

£280,000 - £290,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 28 Aug 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CPK113861 - 0009

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