



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.



view this property online williamhbrown.co.uk/Property/CPK113861



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

view this property online williamhbrown.co.uk/Property/CPK113861

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

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk