

## Marketing Preview



**22 Plumbley Hall Road, Mosborough, Sheffield, S20 5BL**

**£375,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



No upward chain!

This charming and spacious 3 bedroom, detached property has great potential for modernisation to the buyer's personal preferences, with room for a double garage and conservatory. It sits on an exceptional plot offering above average outdoor space. The garden surrounds the entire property with a patio area, lawns to 3 sides, a vegetable plot and borders with well established shrubs and trees. A mature garden pond is also a very nice feature for the nature/fish enthusiast.

There is ample off road parking providing space for up to 3 vehicles. The property is well positioned for excellent local amenities and main transport links with easy access to Sheffield City Centre and the M1 Motorway. A viewing is highly recommended.

## SUMMARY

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## RECEPTION HALLWAY 11'10" x 7'3"

Entering the property via a composite half glazed door which opens to a welcoming hallway with a side window, ceiling light, radiator, an under stairs storage cupboard and a coat cupboard from where doors lead to lounge, dining room, kitchen. A staircase rises to the spacious first floor landing with UPVC double glazed window.

## LOUNGE 13'0" x 11'0"

A bright and spacious reception room with neutral decor, carpet flooring and living flame gas fire with tiled surround. Ceiling light, radiator and UPVC double glazed window.

## DINING ROOM 10'7" x 12'0"

Comprising of carpet flooring, neutral decor and a living flame gas fire with wooden surround. Ceiling light, radiator, window and hatch through to kitchen.

## KITCHEN 9'9" x 10'0"

Having tiled flooring, wall and base units and worktops. Stainless steel sink with drainer. Space for a washing machine and space for freestanding cooker. Ceiling light, radiator and window. A good sized pantry with ceiling light and window. Composite door to the side of the property.

## STAIRS/LANDING

A carpeted staircase rises to the first floor spacious landing with neutral decor, ceiling light, radiator and window. Access to the loft and doors to the storage cupboards, three bedrooms and bathroom.

## BEDROOM ONE 13'1" x 11'1"

A spacious double bedroom with carpet flooring, neutral decor. Ceiling light, radiator and UPVC double glazed window overlooks the front garden.

## BEDROOM TWO 9'0" x 11'11"

A second good sized double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window overlooking the side garden. Door to storage cupboard.

## BEDROOM THREE 7'3" x 7'4"

A third bedroom with carpet flooring and ceiling light. Ceiling light, radiator and UPVC double glazed window to the front.

## BATHROOM 9'7" x 5'4"

Comprising of bath, WC and wash basin. Ceiling light, radiator and obscure glass window. Part tiled walls, vinyl flooring and storage cupboards.

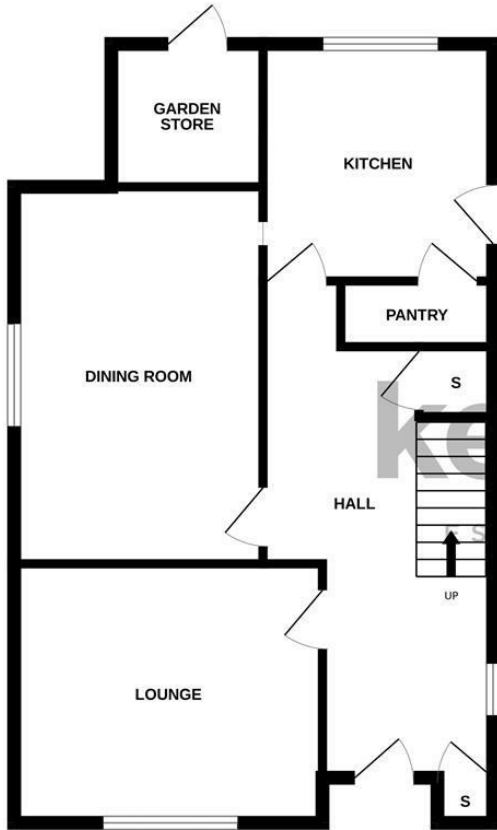
## OUTSIDE

To the side of the property is a concrete driveway with ample parking. There is a wraparound garden with lawns to three sides, a rockery, a pond, a patio area and well stocked borders with trees and shrubs.

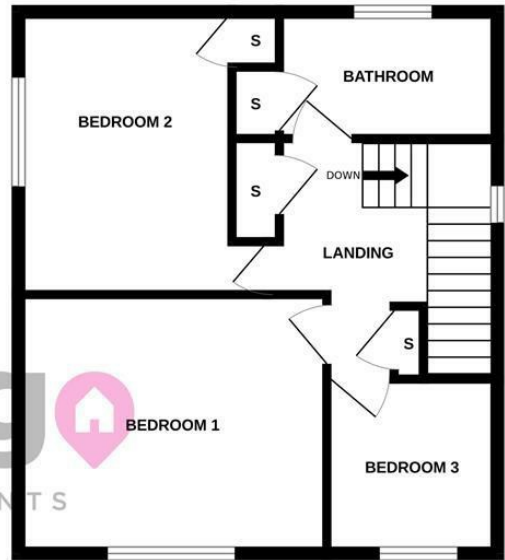
## PROPERTY DETAILS

- FREEHOLD
- GAS CENTRAL HEATING
- COUNCIL TAX BAND D

GROUND FLOOR  
639 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>75</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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