

Marketing Preview



27 New School Road, Mosborough, Sheffield, S20 5ES

£150,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this spacious two bedroom ground floor flat. Offering master bedroom with ensuite, open plan living and allocated parking. Close to shops, amenities and Mosborough Primary School which has just been awarded OFSTED outstanding. Road links to the City Centre and M1 Motorway. Perfect for first time buyers, investors or buyers looking to downsize!

SUMMARY

CHAIN FREE!! A fantastic opportunity to purchase this spacious two bedroom ground floor flat. Offering master bedroom with ensuite, open plan living and allocated parking. Close to shops, amenities and Mosborough Primary School which has just been awarded OFSTED outstanding. Road links to the City Centre and M1 Motorway. Perfect for first time buyers, investors or buyers looking to downsize!

HALLWAY

A spacious and welcoming hallway with white walls and carpet flooring. Two ceiling lights, radiator and two storage cupboards. Doors to the kitchen/living, two bedrooms and bathroom.

LOUNGE/KITCHEN 12'2" x 19'9"

An open plan, bright kitchen/living with modern wall and base units, contrasting worktops and tiled splash backs. One and a half stainless steel sink with drainer and hose mixer tap. oven, hob and extractor fan. Under counter space for a fridge or freezer and washing machine. Two ceiling lights, radiator and two windows. TV point, laminate flooring and Juliette balcony.

BEDROOM ONE 12'2" x 11'6"

A generous sized double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window. Door to the ensuite.

ENSUITE 9'0" x 4'8"

Comprising of a shower cubicle with an overhead shower, pedestal sink and low flush WC. Ceiling light, chrome ladder style radiator and obscure glass window. Part tiled walls and carpeted flooring.

BEDROOM TWO 8'8" x 13'3"

A second double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window

BATHROOM 5'9" x 6'9"

Comprising of a bath, pedestal sink and low flush WC. Ceiling light, radiator, part tiled walls and carpeted flooring.

OUTSIDE

Having communal grounds, gardens and allocated parking space with visitor parking.

PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B

GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 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) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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