

Marketing Preview



23 Moor Valley, Mosborough, Sheffield, S20 5BB

£160,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



GUIDE PRICE £160,000-£170,000 CHAIN FREE!! A fantastic opportunity to purchase this two double bedroom mid terraced property which has a cottage feel. Offering a bright lounge, kitchen/diner and porch. Also having garage and enclosed garden. With great countryside views to the front and being close to bus and tram routes. Close to great amenities and road links to Sheffield City Centre and the M1 Motorway!

storage to the rear and garage. Also having a converted secondary utility area with the additional toilet and wash basin.

PROPERTY DETAILS

- FREEHOLD
- COUNCIL TAX BAND A

SUMMARY

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LOUNGE 13'11" x 12'11"

Enter via uPVC door with an obscure glass window into the bright lounge with neutral decor and wood effect flooring. Recess spotlighting, window to the front with countryside views and electric heater. Feature fireplace with a coal effect electric fire. Door to the kitchen/diner.

KITCHEN/DINER 13'10" x 11'1"

Comprising of ample wall and base units, contrasting worktops and tiled splash backs. One and a half sink with a chrome mixer tap. Integrated electric double oven, hob and extractor fan. Space for a full height fridge/freezer. Recess spotlighting, electric heater and window. Plinth heating, neutral decor and tiled flooring. Door to the porch, stair rise to the first floor and under stairs storage cupboard.

UTILITY ROOM/PORCH 9'4" x 3'11"

Having space for a washing machine, neutral decor and tile effect flooring. Recess spotlighting, burglar alarm keypad and windows to the side and rear. Access to the loft and door to the garden.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, window and electric heater. Open to an area with space for a single bed or could be used as a study/dressing area. Doors to bedroom one, attic bedroom and shower room.

BEDROOM ONE 11'10" x 12'10"

A double bedroom with neutral decor, carpeted flooring and fitted wardrobes with sliding fronts. Recess spotlighting, electric heater and window to the front with countryside views.

BEDROOM TWO/ATTIC BEDROOM 10'0" x 17'10"

A second good sized double bedroom with neutral decor and carpeted flooring. Ceiling light, electric heater and velux style window. Storage and eaves access.

BATHROOM 4'9" x 10'10"

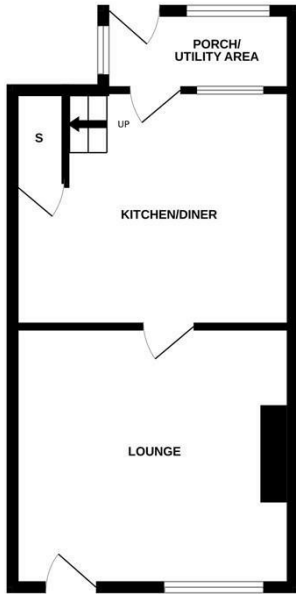
Comprising of a bath, shower cubicle with a plumbed in shower, pedestal sink and low flush WC. Recess spotlighting, chrome ladder style radiator and obscure glass window. Part tiled walls and tiled flooring.

OUTSIDE

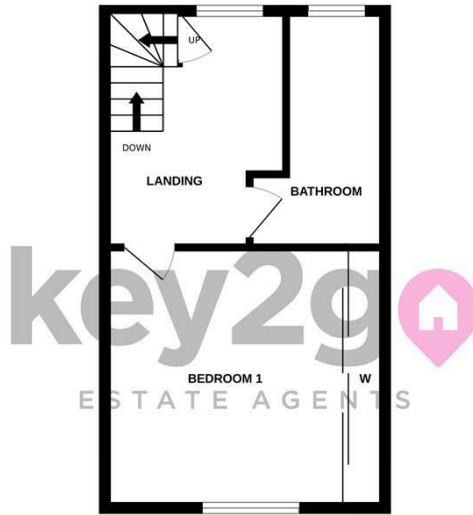
To the front of the property is a low rise wall to the boundary and a path to the front door.

To the rear of the property is a patio area and lawn. Brick built

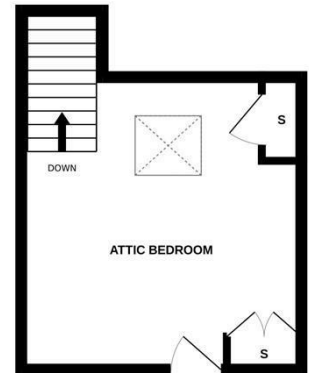
GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.




2ND FLOOR
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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		82
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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