

## Marketing Preview



**18 Stone Street, Mosborough, Sheffield, S20 5AA**

**£150,000**

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



**\*\* GUIDE PRICE £150,000 - £160,000\*\* CHAIN FREE!!** A fantastic opportunity to purchase this well cared for two bedroom terrace property located on a quiet road in the highly sought after Mosborough village! Having modern and kitchen and an enclosed garden. Close to main bus routes and transport links to Sheffield City Centre. Ideal for first time buyers or investors!

## SUMMARY

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## KITCHEN/DINER 12'11" x 9'11"

Enter through UPVC door into open plan kitchen/diner fitted with ample modern wall and base units, contrasting worktops and tiled splash backs. Oven, hob and extractor fan. Stainless steel sink with drainer and under counter space for fridge and washing machine. Ceiling light and vinyl flooring. Doors to lounge and store cupboard. Stair rise to first floor landing.

## LOUNGE 12'11" x 11'11"

A bright and spacious lounge with laminate flooring, feature wallpapered wall and fireplace. Ceiling light, radiator and window. Door to sun room.

## SUN ROOM 12'11" x 6'11"

Useful extra living space with vinyl flooring and painted walls. Ceiling light, radiator and window. Door to rear garden.

## STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light and window. Doors to two bedrooms and bathroom.

## BEDROOM ONE 9'10" x 9'10"

A good sized double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window.

## BEDROOM TWO 9'4" x 12'4"

A second good sized bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window.

## BATHROOM 5'6" x 8'10"

Comprising of bath with plumbed in shower and glass shower screen, sink and WC. Ceiling light, radiator and obscure glass window. Tiled walls and vinyl flooring.

## OUTSIDE

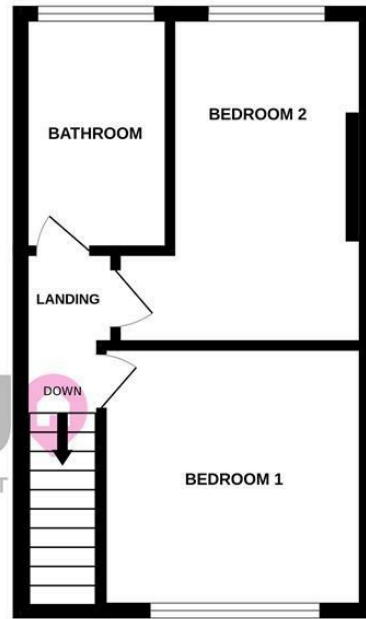
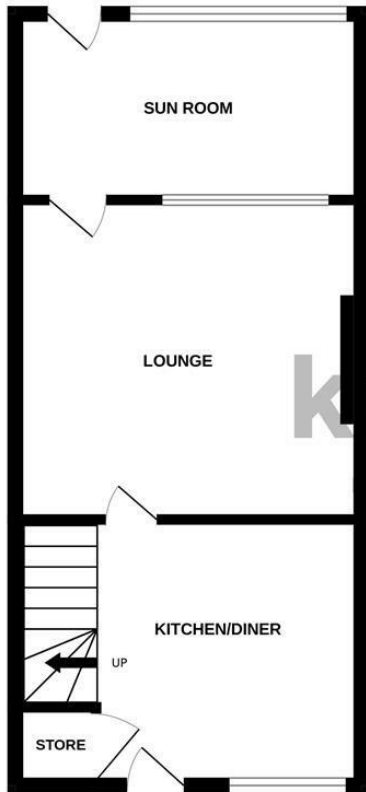
To the rear of the property is an enclosed garden with a patio, small astroturf lawn and pebbled area. Shed and fencing and wall to the boundary.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A

GROUND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.

1ST FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



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TOTAL FLOOR AREA: 656 sq.ft. (61.0 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>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</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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