

Marketing Preview



32 Ruby Lane, Mosborough, Sheffield, S20 5FJ

£310,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2



NO CHAIN!! A fantastic opportunity to purchase this three good sized bedroom detached property which was built in 2017 and is situated on a sought after estate. Offering a master bedroom with ensuite, downstairs WC and high quality kitchen and diner. Also having off road parking and garage. The property is well positioned for fantastic local amenities and main transport links. With good road links to the M1 Motorway and City Centre. Close to a good choice of local schools, this property would make the perfect family home!

SUMMARY

NO CHAIN!! A fantastic opportunity to purchase this three good sized bedroom detached property which was built in 2017 and is situated on a sought after estate. Offering a master bedroom with ensuite, downstairs WC and high quality kitchen and diner. Also having off road parking and garage. The property is well positioned for fantastic local amenities and main transport links. With good road links to the M1 Motorway and City Centre. Close to a good choice of local schools, this property would make the perfect family home!

HALLWAY

Enter into the open and welcoming hallway with a feature wallpapered wall and tiled flooring. Two ceiling lights, radiator and stair rise to the first floor. Doors to the lounge, kitchen/diner and downstairs WC.

LOUNGE 10'0" x 17'8"

A generous sized, bright reception room with wallpapered wall and carpeted flooring. Two ceiling light, two radiators and window to the front. Patio doors to the rear.

KITCHEN/DINER 8'4" x 18'4"

A spacious kitchen/diner with high gloss wall and base units, contrasting worktops and acrylic splash back. One and a half stainless steel sink with a drainer and mixer tap. Double oven, hob and extractor fan. Integrated fridge/freezer, integrated dishwasher and under counter space for a washing machine. Ceiling lights, spotlighting, radiator and window to the front. Patio doors to the rear.

DOWNSTAIRS WC 5'2" x 3'0"

Comprising of a pedestal sink and close coupled WC. Spotlighting, radiator and obscure glass window. Wallpapered wall and tiled flooring.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with ceiling light, radiator and window to the rear. Access to the loft and doors to the three bedrooms, bathroom and airing cupboard.

BEDROOM ONE 10'2" x 11'1"

A double bedroom with wallpapered walls, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the front. Door to the ensuite.

ENSUITE 5'5" x 6'3"

Comprising of a shower cubicle with an overhead shower, vanity wash basin and close coupled WC. Spotlighting, radiator and obscure glass window. Fully tiled walls and tiled flooring.

BEDROOM TWO 8'6" x 11'5"

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

BEDROOM THREE 8'5" x 8'2"

A third bedroom which could fit a small double bed with carpeted flooring and painted in earth tones. Ceiling light, radiator and window to the rear.

BATHROOM 6'8" x 6'2"

Having a bath with an overhead electric shower, floating wash basin and close coupled WC. Spotlighting, radiator and obscure glass window. Part tiled walls and tiled flooring.

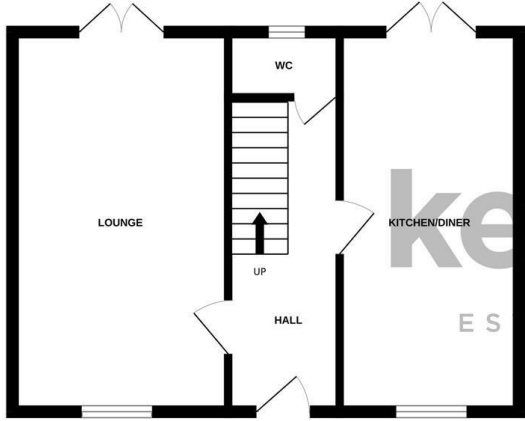
OUTSIDE

To the front of the property is a path to the front door and driveway. To the side of the property is a double driveway giving access to the detached garage with power and lighting. Gate to the rear garden which is enclosed by a high wall with lawn area, pebbled area and patio.

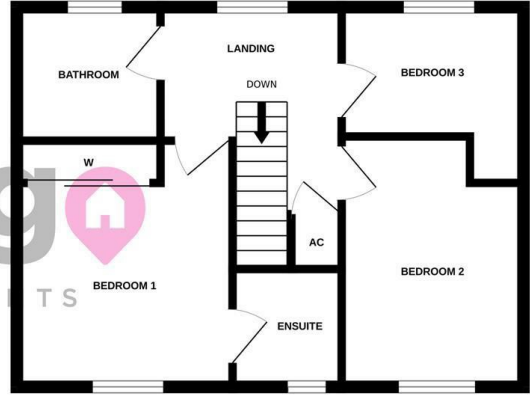
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C

GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.9 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		95
(81-91) B	84	
(69-80) C		
(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	

