

Marketing Preview



19 Moor Farm Avenue, Mosborough, Sheffield, Derbyshire, S20 5JP

£330,000

Bedrooms 4, Bathrooms 2, Reception Rooms 3



**** GUIDE PRICE £330,000 - £340,000 **** A fantastic opportunity to purchase this extended four/five bed roomed semi-detached property which is situated in a sought after area. Offering a brand new open plan kitchen, downstairs WC and off road parking for three cars. The property is well positioned for fantastic local amenities, road links to the M1 and City Centre and is within close proximity to a good choice of local schools. Perfect family home!!

SUMMARY

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HALLWAY

Enter into the spacious hallway which has neutral decor, tiled flooring and ceiling light. Doors to the downstairs WC and lounge.

LOUNGE 11'10" x 13'6"

Comprising of carpeted flooring and a feature wallpapered wall. Two ceiling lights, radiator and window. Double doors to the kitchen.

KITCHEN/DINER 24'2" x 13'7"

A spacious kitchen/diner which was newly fitted one year ago with wall and base units and quartz worktops. Double fitting hide and slide oven, microwave oven, electric hob and extractor fan. Boiling water tap, integrated dishwasher, tumble dryer and washing machine. Space for an American style fridge/freezer and space for a dining table. Spot lighting, under counter lights and velux style window. Wood effect vinyl flooring. Door to the playroom/bedroom/snug/office. Double doors to the garden.

PLAYROOM/BEDROOM/SNUG/OFFICE 8'2" x 12'9"

A spacious extra living space with radiator, light fitting and wood effect flooring.

STAIRS/LANDING

A carpeted stair rise to the first floor landing modern grey decor, handrail and light fitting. Access to the loft and doors to the four bedrooms and bathroom.

MASTER BEDROOM 8'2" x 12'10"

A spacious and well presented master bedroom with carpeted flooring, access to the loft and built in wardrobes. Spot lighting, radiator and window to the rear. Door to the ensuite.

BEDROOM TWO 8'6" x 11'7"

A second spacious double bedroom wood effect flooring and a feature wallpapered wall. Ceiling light, radiator and window to the front.

BEDROOM THREE 8'1" x 11'1"

A third double bedroom which is currently used as a nursery with carpeted flooring. Ceiling light, radiator and window to the rear.

BEDROOM FOUR 4'9" x 6'4"

A fourth single bedroom with wooden flooring and fitted wardrobes. Ceiling light, small radiator and window to the rear.

BATHROOM 6'0" x 8'11"

Comprising of a bath with a waterfall tap and fitted shower, combination fitted unit with storage, wash basin and WC. Spot lighting, vertical radiator and obscure glass window. Storage cupboard housing the boiler.

ENSUITE 8'1" x 3'9"

Comprising of a walk in shower with a double shower head and glass shower screen, vanity with storage, wash basin and WC. Vertical radiator, obscure glass window and extractor fan. Tiled floor to ceiling.

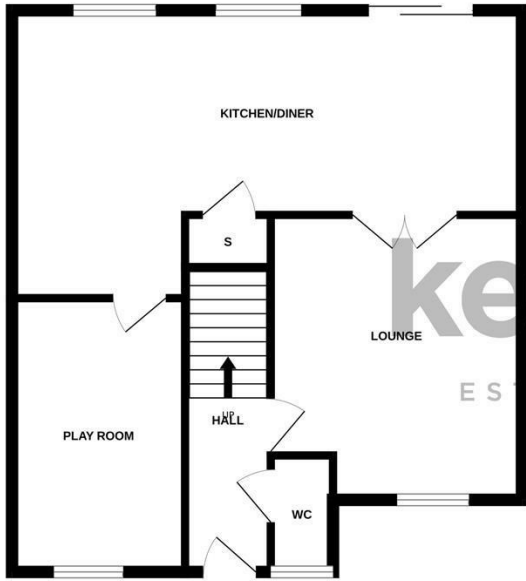
OUTSIDE

To the rear of the property is a landscaped and low maintenance garden with patio area, shed and glass balustrade handrail.

PROPERTY DETAILS

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

GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1119 sq.ft. (103.9 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		
(81-91) B		83
(69-80) C	71	
(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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