



## Marketing Preview



**152 High Street, Mosborough, S20 5AJ**

**£185,000**

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





ATTENTION FIRST TIME BUYERS! A fantastic and unique opportunity to purchase this two double bed roomed, semi-detached home located in the heart of Mosborough Village. Benefiting from a study, a newly fitted kitchen and a stylish wet room. The property sits conveniently for amenities and main public transport links! Call our office to arrange your viewing today!

### HALLWAY

Entrance via a composite door into the hallway with panelling to the walls and mosaic tile effect flooring. Stairs rise to the first floor and doors lead to the kitchen/diner and lounge.

### LOUNGE 9'10" x 16'4"

A spacious living area with feature panelling to one wall and carpeted flooring. Ceiling light, radiator and dual aspect windows.

### KITCHEN/DINER 11'11" x 13'3"

A stylish reception room fitted with ample wall and base units, contrasting worktops and tiled splash backs. Sink with drainer and mixer tap. Oven, hob and extractor fan. Space for a full height fridge/freezer. Under counter space for a washing machine. Two ceiling lights, radiator and a window to the rear. Laminate flooring and a uPVC door leads to the garden.

### STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with two windows, two store cupboards and access to the loft. Doors leads to the two bedrooms, study and wet room.

### BEDROOM ONE 9'3" x 9'0"

A good sized double bedroom with fitted wardrobes, white walls and carpeted flooring. Ceiling light, radiator and a window to the rear.

### BEDROOM TWO 9'10" x 8'11"

A second double bedroom with two feature painted walls and carpeted flooring. Ceiling light, radiator and a window to the rear.

### STUDY 4'1" x 6'2"

A formal office space with white walls, carpeted flooring, a ceiling light and window.

### SHOWER ROOM

A modern wet room with a wall mounted electric shower, pedestal sink and. close coupled WC. Ceiling light, ladder style radiator and an obscure glass window. Acrylic sheeting to the walls and vinyl flooring.

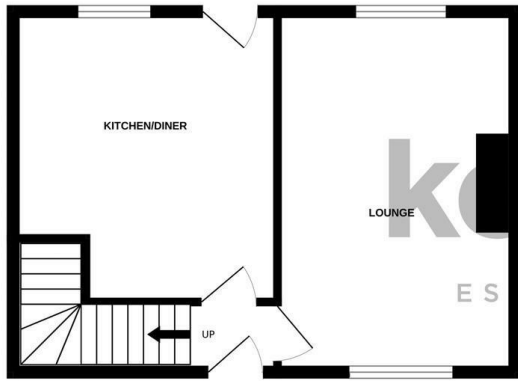
### OUTSIDE

To the front of the property is a lawn area with a rockery, shrubbery and hedges to the boundary. A secure gate leads to the side of the house. To the rear of the property is a large enclosed garden with a patio, lawn and hedges to the boundary.

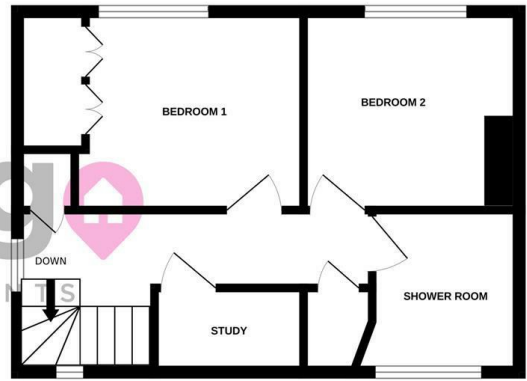
### PROPERTY DETAILS

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

GROUND FLOOR



1ST FLOOR



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>63</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 |           |



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>