

Marketing Preview



2 Cadman Street, Mosborough, Sheffield, S20 5BU

£125,000

Bedrooms 1, Bathrooms 1, Reception Rooms 1



A unique opportunity to purchase this spacious one bedroom ground floor flat which would be perfect for someone downsizing, a first time buyer or investor! Offering a modern high gloss kitchen, recently decorated throughout and good sized rear garden. Set in the heart of the ever popular Mosborough Village, close to great amenities and great road links to Sheffield City Centre and M1 Motorway!

SUMMARY

A unique opportunity to purchase this spacious one bedroom ground floor flat which would be perfect for someone downsizing, a first time buyer or investor! Offering a modern high gloss kitchen, recently decorated throughout and good sized rear garden. Set in the heart of the ever popular Mosborough Village, close to great amenities and great road links to Sheffield City Centre and M1 Motorway!

KITCHEN 7'10" x 8'10"

Entrance through a UPVC door into the kitchen. Fitted with ample modern high gloss wall and base units with contrasting worktops and tiled splashbacks. Stainless steel sink, drainer and mixer tap. Integrated electric oven, hob and extractor fan. Space for an under counter fridge and automatic washing machine. Combi boiler, tiled walls and laminate flooring. Door to the lounge.

LOUNGE 16'6" x 13'10"

Comprising of neutral decor, wood effect flooring and feature fireplace with wooden surround, marble effect hearth and back and coal effect fire. Two radiators, obscure glass window to the side and a further window overlooking the rear. TV point and telephone point. Doors to the cellar head and inner lobby.

INNER LOBBY

Having a wall light, wood effect floor and neutral decor. Doors to the bedroom and bathroom.

BEDROOM 12'0" x 12'3"

Having neutral decor and carpeted flooring. Ceiling light, radiator and window facing the front.

BATHROOM 3'10" x 9'7"

Comprised of a bath with mixer tap and shower, pedestal sink and close coupled WC. Part tiled walls and wood effect flooring. Obscure glass window, radiator and wood effect flooring.

OUTSIDE

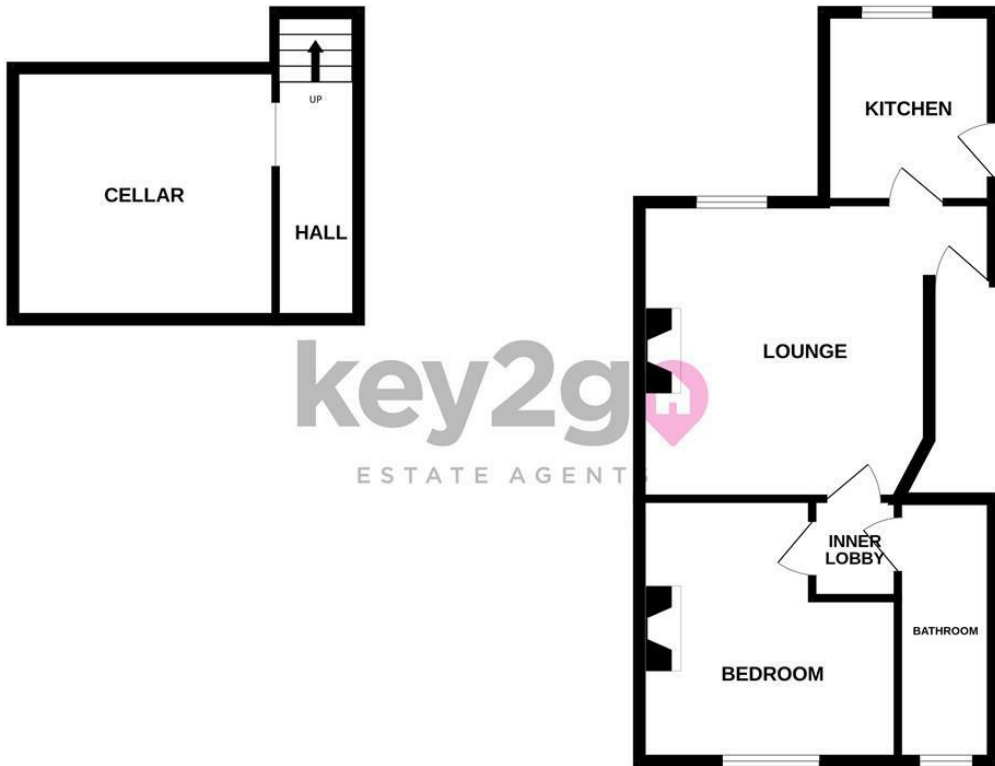
The property has a good sized rear garden with lawn and fencing.

PROPERTY DETAILS

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BASEMENT
200 sq.ft. (18.5 sq.m.) approx.

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 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		
(69-80) C		74
(55-68) D	62	
(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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