



## Marketing Preview



24 Mauncer Drive, Sheffield, S13 7JE

£230,000

Bedrooms 3, Bathrooms 2, Reception Rooms 1





CHAIN FREE!! A viewing is essential to appreciate this beautifully presented and deceptively spacious, three double bed roomed, extended semi-detached property. Having an en-suite bedroom, conservatory and a modern kitchen/diner. The property also benefits from off road parking and a well maintained enclosed rear garden. Within close proximity to local amenities and main public transport links. With good road links to Sheffield City Centre and Sheffield Parkway. This property would make the ideal family home!

### SUMMARY

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### HALLWAY

Entrance via a composite door into the welcoming hallway with neutral decor and laminate flooring. Ceiling light, radiator, smoke alarm and two useful storage cupboards. Stairs rise to the first floor and doors lead to the lounge/diner and kitchen.

### LOUNGE/DINER 9'10" x 22'10"

A bright and spacious living area with two ceiling lights, two radiators and a window overlooking the front of the property. Neutral decor, carpeted flooring and sliding patio doors lead to the conservatory.

### KITCHEN/DINER 14'3" x 18'0"

A good sized kitchen/diner fitted with ample modern wall and base units, contrasting worktops and tiled splash backs. One and a half stainless steel sink with drainer and mixer tap. Double oven, integrated microwave, hob and extractor fan. Integrated dishwasher, integrated fridge/freezer and washing machine. Spot lighting, two radiators and two windows. Ample space for a dining table and a door leads to the conservatory.

### CONSERVATORY 16'4" x 7'7"

Creating fantastic extra living space with a wall light, tile effect flooring and a radiator making it usable all year round. Double doors open to the rear garden.

### STAIRS/LANDING

Modern striped carpeted stairs rise to the first floor landing with a ceiling light, smoke alarm and access to the boarded loft with a fixed loft ladder. Doors lead to the three bedrooms and bathroom.

### BEDROOM ONE 9'10" x 11'3"

A good sized double bedroom with neutral decor, laminate flooring and modern fitted wardrobes. Ceiling light, radiator and a window overlooks the front of the property.

### ENSUITE

Comprising of a shower cubicle with plumbed in shower, pedestal sink and close coupled WC. Spot lighting, chrome ladder style radiator and an obscure glass window. Fully tiled walls and tiled flooring.

### BEDROOM TWO

A second double bedroom with laminate flooring and a feature wallpapered wall. Ceiling light, radiator and a window overlooks the rear of the property.

### BEDROOM THREE 14'7" x 12'4"

A unique 'L' shaped bedroom with fitted wardrobes and two windows creating ample natural light. Neutral decor, laminate flooring, two ceiling lights and two radiators. A door leads to the en-suite.

### BATHROOM

Comprising of a bath with over head shower, pedestal sink and close coupled WC. Spot lighting, chrome ladder style radiator and an obscure glass window. Fully tiled walls and tiled flooring.

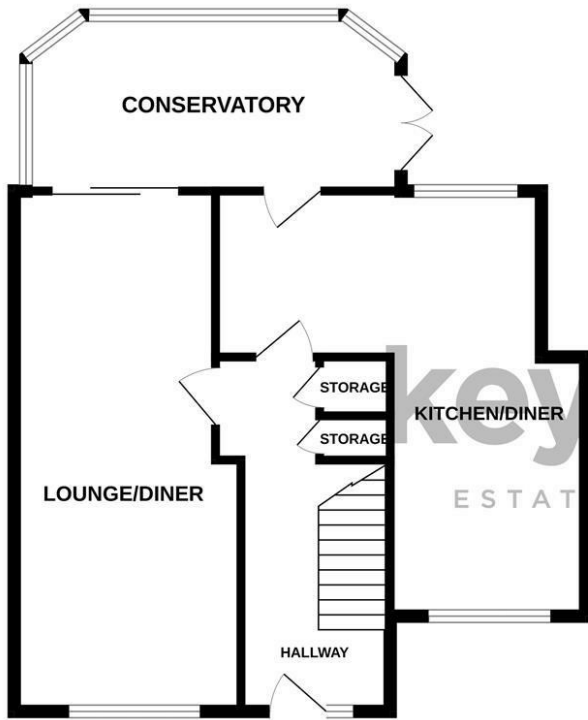
### OUTSIDE

To the front of the property is a brick paved driveway providing off road parking for one car. A lawn with plants and shrubbery and a low rise wall marking the boundary. To the rear of the property is a well maintained enclosed garden with a patio area, lawn and mature plants and shrubbery. A path leads to the alarmed garden shed with power and lighting. Double power point and outside tap.

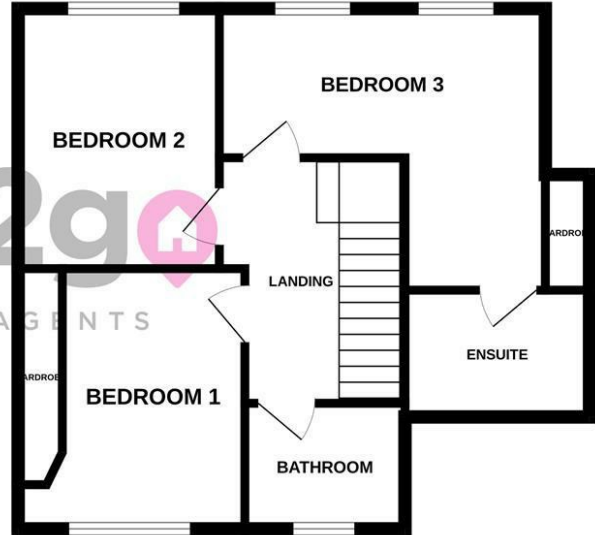
### PROPERTY DETAILS

- LEASEHOLD
- GAS CENTRAL HEATING
- FRONT AND REAR SECURITY CAMERAS
- COUNCIL TAX BAND B

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>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</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	

