

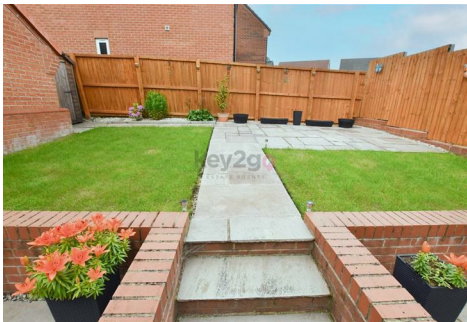
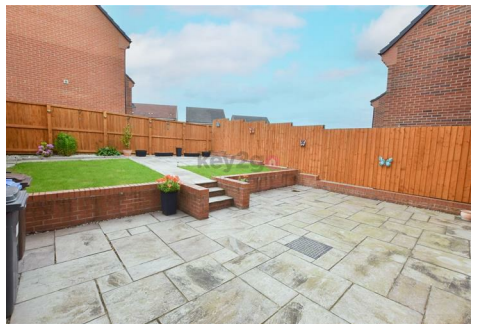
Marketing Preview



30 Ruby Lane, Mosborough, Sheffield, S20 5FJ

£310,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2



A fantastic opportunity to purchase this spacious three bedroom detached property which is situated in an excellent location. Offering a downstairs WC and master bedroom with ensuite. Also having off road parking, garage and a good sized rear garden. Close to great amenities and road links to M1 Motorway and Sheffield City Centre. Perfect family home!

SUMMARY

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HALLWAY

Enter via composite door into the hallway with neutral decor and carpeted flooring. Ceiling light, central heating thermostat and under stairs storage cupboard. Doors to the WC, lounge and kitchen/diner.

DOWNSTAIRS WC

Comprising of a close coupled WC, pedestal sink and extractor fan. Ceiling light, radiator and obscure glass window. Neutral decor, tiled splash back and wood effect flooring.

LOUNGE 18'6" x 11'10"

Comprising of neutral decor and carpeted flooring. Two ceiling lights, two radiators, window and double doors to the rear.

KITCHEN/DINER 8'3" x 18'1"

Fitted with ample wall and base units, contrasting worktops and up stands. Stainless steel sink with a chrome mixer tap. Electric oven, integrated gas hob and chimney hood extractor fan. Integrated fridge/freezer, integrated second freezer and integrated washing machine/dryer. Two ceiling lights, radiator and window to the front. Neutral decor, tile effect flooring and patio doors to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor gallery landing with neutral decor. Doors to the three bedrooms, family bathroom and storage cupboard.

MASTER BEDROOM 11'2" x 10'4"

Comprising of neutral decor, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the front. Door to the ensuite.

ENSUITE 5'6" x 5'6"

Comprising of a corner shower cubicle with a plumbed in shower, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled walls and wood effect flooring.

BEDROOM TWO 11'5" x 8'6"

A second bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window.

BEDROOM THREE 8'6" x 6'0"

A third good sized single bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window.

FAMILY BATHROOM 6'8" x 6'4"

Comprising of a bath with a plumbed in shower and glass shower screen, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled walls and wood effect flooring.

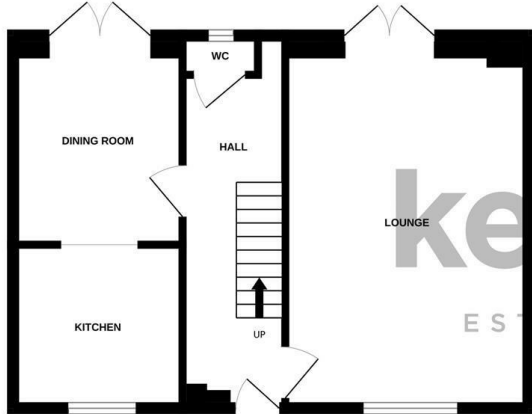
OUTSIDE

Having a side driveway with off road parking for two cars which leads to the garage. Rails to the front boundaries, astroturf area and path to the front door. To the rear of the property is an enclosed garden with Indian stone patio, lawn area and fencing to the boundary.

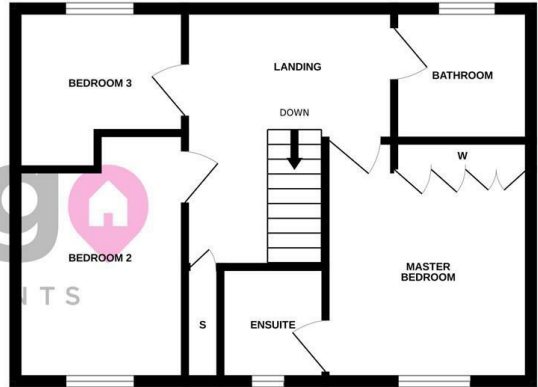
PROPERTY DETAILS

- GAS CENTRAL HEATING
- COUNCIL TAX BAND C
- FREEHOLD

GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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	83	
(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	

