

## Marketing Preview



**209 Moorthorpe Way, Owlthorpe, Sheffield, S20 6PB**

**£127,500**

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



A unique opportunity to purchase this ready to move into, one bedroom townhouse/coach house which is tucked away. Being open plan and having allocated parking. Within walking distance to tram routes, Drakehouse Retail Park and Crystal Peaks. Perfect for first time buyers or investors!

### SUMMARY

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### HALLWAY

Enter via uPVC door into the hallway with neutral decor and laminate flooring. Ceiling light, radiator and under stairs storage cupboard. Door to the bathroom and stair rise to the first floor.

### BATHROOM 5'7" x 8'2"

Comprising of a bath with an overhead electric shower, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled walls and laminate flooring.

### LOUNGE 8'0" x 12'9"

A stair rise to the open plan living/kitchen with a feature wallpapered wall and laminate flooring. Ceiling light, radiator and window to the front. Door to the bedroom.

### KITCHEN 6'6" x 12'9"

Fitted with high gloss wall and base units, wood effect worktops and tiled splash back. Stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine and tumble dryer. Under counter space for a fridge and freezer. Ceiling light and two windows to the rear.

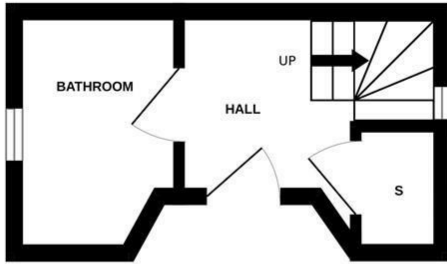
### BEDROOM 11'3" x 8'8"

Having a feature painted wall, tile effect flooring and a storage cupboard. Ceiling light, radiator and window to the rear.

### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- COUNCIL TAX BAND A

GROUND FLOOR  
107 sq.ft. (9.9 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



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ESTATE AGENTS

TOTAL FLOOR AREA : 411 sq.ft. (38.2 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	



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