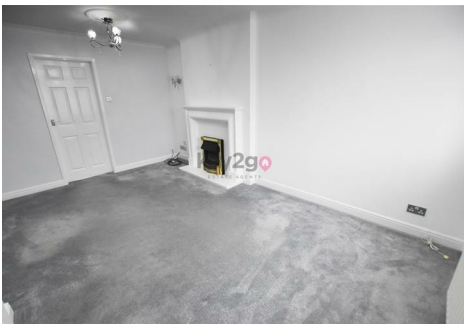


## Marketing Preview



**24 Mosborough Hall Drive, Halfway, Sheffield, S20 4UA**

**£269,995**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**





CHAIN FREE! A fantastic opportunity to purchase this beautifully presented and ready to move into three bedroom detached property which is situated on a popular estate. Offering downstairs WC, modern kitchen and bathroom. Also having ample off road parking, garage and an enclosed garden. Close to great amenities, road links to Sheffield City Centre and M1 Motorway. Perfect family home!

### SUMMARY

CHAIN FREE! A fantastic opportunity to purchase this beautifully presented and ready to move into three bedroom detached property which is situated on a popular estate. Offering downstairs WC, modern kitchen and bathroom. Also having ample off road parking, garage and an enclosed garden. Close to great amenities, road links to Sheffield City Centre and M1 Motorway. Perfect family home!

### HALLWAY

Enter via uPVC door into the hallway with part painted walls and new carpeted flooring. Ceiling light, radiator and stair rise to the first floor. Doors to the downstairs WC and lounge.

### DOWNSTAIRS WC

Comprising of a close coupled WC and wash basin. Ceiling light, obscure glass window and laminate flooring,

### LOUNGE 12'5" x 15'8"

A bright reception room with a carpeted flooring, feature wallpapered wall and fireplace. Ceiling light, radiator and window to the front. Under stairs storage cupboard and door to the kitchen/diner.

### KITCHEN/DINER 15'8" x 9'6"

Fitted with ample high gloss wall and base units, granite worktops and tiled splash back. Sink with a mixer tap. Space for a freestanding cooker and under counter space for a washing machine, Integrated dishwasher. Two ceiling lights, radiator and window to the rear. Vinyl flooring, cupboard housing the new boiler and patio doors to the garden.

### STAIRS/LANDING

A newly carpeted stair rise to the first floor landing with a ceiling light, window and access to the loft. Storage cupboard and doors to the three bedrooms and shower room.

### BEDROOM ONE 9'6" x 11'2"

A bright and double bedroom with white walls, newly carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the front,

### BEDROOM TWO 8'5" x 12'1"

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

### BEDROOM THREE 6'0" x 7'10"

A third single bedroom with white walls and newly fitted carpeted flooring. Ceiling light, radiator and window to the front.

### SHOWER ROOM 6'10" x 5'7"

A modern shower room having a walk in shower cubicle with a overhead and handheld shower, vanity wash basin and back to wall WC. Spotlighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and vinyl flooring.

### OUTSIDE

Having a driveway to the front and side providing ample off

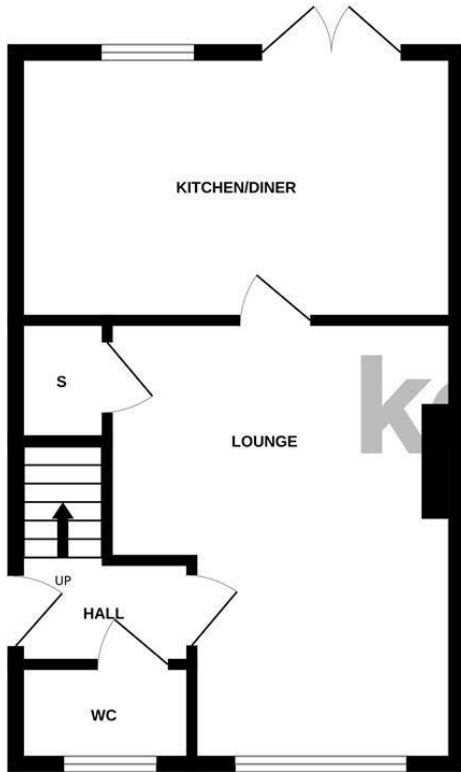
road parking leading to a detached garage to the side.

To the rear of the property is a low maintenance and enclosed garden with a patio, lawn and flowerbeds. Shed and fencing to the boundaries.

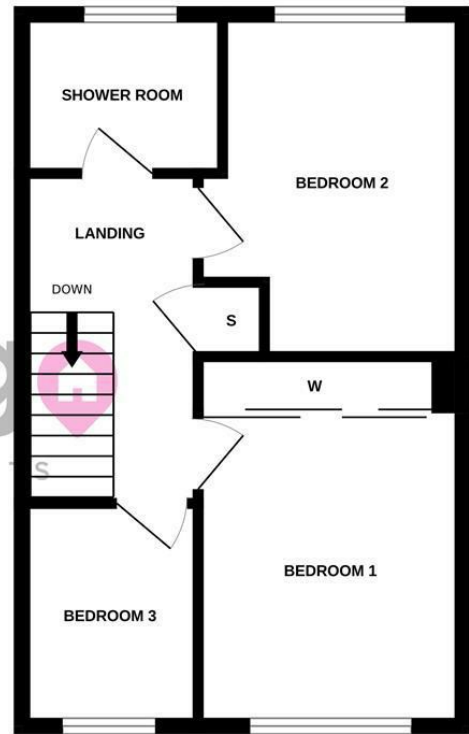
### PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C

GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 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>		80
(69-80) <b>C</b>	65	
(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	

