

Marketing Preview



13 Chapel Street, Mosborough, Sheffield, S20 5BT

£170,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this modern throughout, two double bedroom property which has a cottage feel and is situated in a sought after area on the edge of countryside. Having a new roof in 2023 and a low maintenance outside area. Close to great amenities, road links to the M1 Motorway and City Centre. Perfect for first time buyers or families alike!

SUMMARY

A fantastic opportunity to purchase this modern throughout, two double bedroom property which has a cottage feel and is situated in a sought after area on the edge of countryside. Having a new roof in 2023 and a low maintenance outside area. Close to great amenities, road links to the M1 Motorway and City Centre. Perfect for first time buyers or families alike!

LOUNGE 12'9" x 12'9"

Enter via uPVC door into the bright and cosy lounge with laminate flooring and neutral decor. Ceiling light, radiator and window to the front. Open to the kitchen.

KITCHEN 12'10" x 10'3"

A modern kitchen with ample high gloss wall and base units, contrasting worktops, tiled splash backs and stainless steel splash backs. Oven, hob and extractor fan. Stainless steel sink with a drainer and mixer tap. Space for a full height fridge/freezer and under stairs space for a washing machine with further units. Two ceiling lights, radiator and window to the rear. Continued laminate flooring, stair rise to the first floor and uPVC door to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with two ceiling lights and obscure glass window. Doors to the two bedrooms and bathroom.

BEDROOM ONE 9'11" x 10'2"

A double bedroom with a feature painted wall carpeted flooring and an over stairs storage cupboard housing the boiler. Ceiling light, radiator and two windows to the rear.

BEDROOM TWO 12'11" x 8'7"

A second double bedroom with a feature painted wall and carpeted flooring. Ceiling light, radiator and window to the front.

SHOWER ROOM 9'8" x 3'9"

Having a shower cubicle with an overhead shower, pedestal sink and close coupled WC. Ceiling light and chrome ladder style radiator. Fully tiled walls and vinyl tiles to the floor.

OUTSIDE

To the front of the property is a shared gate, pebbled area and path to the front door.

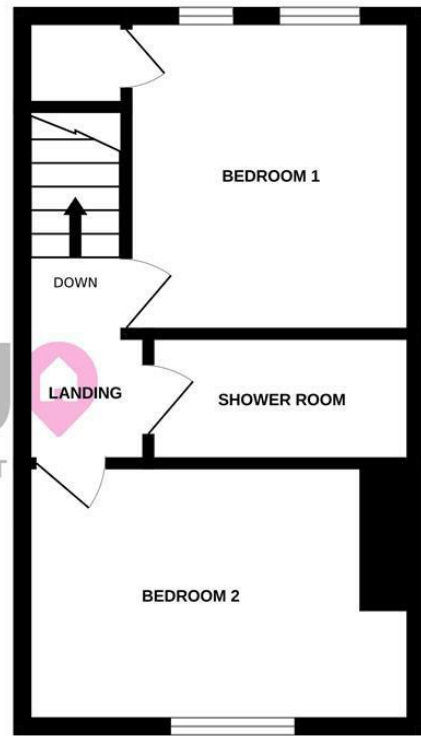
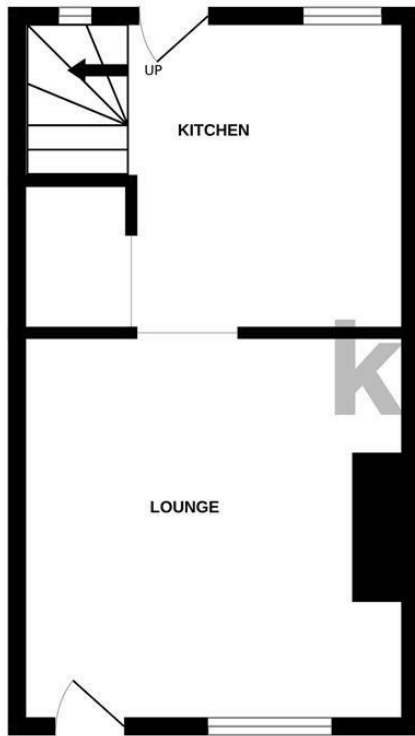
To the rear of the property is a landscaped patio, decking and garden shed. Shared access and driveway for neighbours.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A

GROUND FLOOR

1ST FLOOR



key2go
STATE AGENT

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 | | 92 |
| (81-91) B | | |
| (69-80) C | 71 | |
| (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 | |

