

Marketing Preview



29 Cadman Street, Mosborough, Sheffield, S20 5BU

£185,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



An internal inspection is highly recommended on this three bedroom, terraced property which is situated in a great location. Being ready to move into and having modern kitchen and bathroom. Also having good sized garden and cellar. Close to great amenities, road links to Sheffield City Centre and M1 Motorway. Perfect for first time buyers or families alike!

SUMMARY

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LOUNGE 12'1" x 10'9"

Enter into lounge with tasteful decor and carpet flooring. Ceiling light, radiator and window. Door to the hallway.

HALLWAY

Comprising of smoke alarm, hive thermostat and wood effect flooring. Door to the kitchen/diner.

KITCHEN/DINER 13'1" x 12'1"

Comprising of modern high gloss wall and base units, contrasting wood effect worktops and tiled splash backs. One and a half sink with hose mixer tap. Space for a range oven and space for a washing machine. Ceiling light, radiator and window. Wood effect flooring, door to the rear outside and door to the cellar head which is currently housing the full height fridge freezer.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with smoke alarm, neutral decor and wall light. Doors to the two bedrooms, bathroom and attic bedroom.

BEDROOM ONE 12'1" x 10'9"

A double bedroom having neutral wallpaper and varnished floorboards. Over stairs storage cupboard and victorian style fireplace. Ceiling light, radiator and window to the front.

BEDROOM TWO 10'5" x 6'10"

A second bedroom which is currently used as a nursery with neutral decor and carpet flooring. Ceiling light, radiator and window.

ATTIC BEDROOM 11'5" x 10'9"

A third bedroom with feature wallpapered wall, carpet flooring and fitted wardrobes. Ceiling light, radiator and window.

BATHROOM

Comprising of bath with plumbed in shower and glass screen, vanity wash basin and back to wall WC. Ceiling light, radiator, obscure glass window and vinyl flooring.

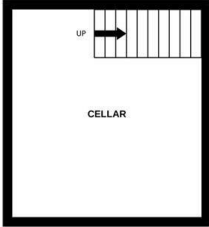
OUTSIDE

To the rear of the property is a good sized, enclosed garden with patio area, lawn and decking. Brick built outhouse.

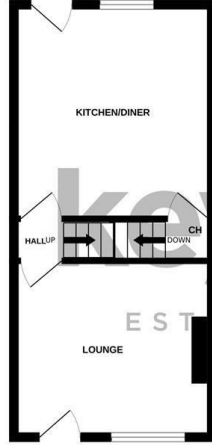
PROPERTY DETAILS

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

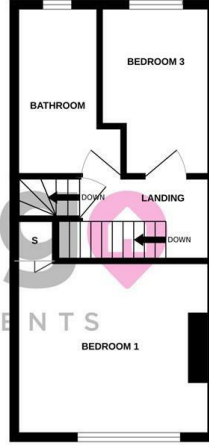
BASEMENT
162 sq.ft. (15.1 sq.m.) approx.



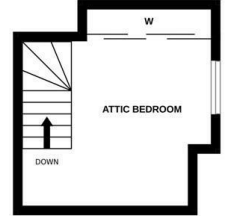
GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



2ND FLOOR
140 sq.ft. (13.0 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.0 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		
(81-91) B		
(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	

