

## Marketing Preview



**93 New School Road, Mosborough, Sheffield, S20 5ES**

**£290,000**

**Bedrooms 3, Bathrooms 2, Reception Rooms 2**



A unique opportunity to purchase this three good sized double terraced property which is situated over three floors. Offering a utility room, downstairs WC and master bedroom with an ensuite. Also having a well presented low maintenance garden, off road parking. Close to amenities, countryside walks and schools. Modern family home!

### SUMMARY

A unique opportunity to purchase this three good sized double terraced property which is situated over three floors. Offering a utility room, downstairs WC and master bedroom with an ensuite. Also having a well presented low maintenance garden, off road parking. Close to amenities, countryside walks and schools. Modern family home!

### HALLWAY

A spacious and welcoming hallway with a feature wallpapered wall, tile effect flooring and under stairs storage cupboard. Ceiling light, radiator and stair rise to the first floor. Door to the dining room.

### DINING ROOM 9'2" x 10'4"

Comprising of a feature wallpapered wall and tile effect flooring. Ceiling light, radiator and window to the front. Open to the kitchen.

### KITCHEN 9'2" x 16'0"

Fitted with ample wall and base units, contrasting worktops and tiled splash back. One and a half stainless steel sink with a drainer and mixer tap. Double oven, hob and extractor fan. Under counter space for a tumble dryer and dishwasher. Two ceiling lights, radiator and continued flooring. Patio doors to the garden and door to the utility.

### UTILITY ROOM 5'5" x 5'5"

Having a stainless steel sink, boiler and under counter space for a washing machine. Ceiling light, radiator and obscure glass window. Door to the downstairs WC.

### DOWNSTAIRS WC 5'5" x 2'10"

Comprising of a pedestal sink and low flush WC. Ceiling light, radiator and continued flooring.

### STAIRS/LANDING

A carpeted stair rise to the first and second floor landing.

To the first floor is a radiator, ceiling light and doors to the lounge, bedroom three and family bathroom.

To the second floor is a ceiling light, radiator and access to the loft. Doors to the two bedrooms and cupboard housing the hot water tank.

### LOUNGE 15'1" x 10'5"

Having two feature wallpapered walls and carpeted flooring. Ceiling light, radiator and window to the front.

### BEDROOM THREE 13'1" x 8'6"

A generous sized double bedroom with painted walls, carpeted flooring and a built in storage cupboard/wardrobe. Ceiling light, radiator and two windows to the rear.

### BATHROOM 5'6" x 7'1"

Having a bath with a mixer shower tap, pedestal sink and low flush WC. Ceiling light and radiator. Part tiled walls and wood effect flooring.

### MASTER BEDROOM 13'1" x 10'7"

A generous sized double bedroom with a feature wallpapered wall, carpeted flooring and storage cupboard/wardrobe. Ceiling light, radiator and two windows. Door to the ensuite.

### ENSUITE 6'10" x 5'2"

Comprising of a shower cubicle with an overhead shower, pedestal sink and low flush WC. Ceiling light and radiator. Part tiled walls and tile effect flooring.

### BEDROOM TWO 13'1" x 8'6"

A generous sized double bedroom a feature wallpapered wall, carpeted flooring and a built in storage cupboard/wardrobe. Ceiling light, radiator and two windows.

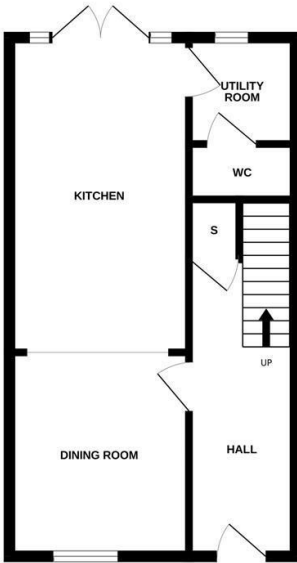
### OUTSIDE

To the rear of the property is a private, low maintenance, enclosed and tiered garden with astroturf, decking and flowerbeds. Pergola, mature plants and trees. Path to the side. Property has separate garage and off road parking for one car.

### PROPERTY DETAILS

- LEASEHOLD - ONE PEPPERCORN PA - 977 YEARS REMAINING
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

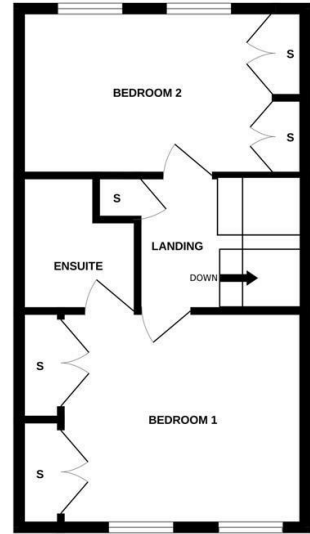
GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



2ND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.3 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>		<b>86</b>
(69-80) <b>C</b>	<b>73</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	

