

Marketing Preview



213 High Street, Mosborough, Sheffield, Derbyshire, S20 5AG

£230,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2



**** GUIDE PRICE £230,000 - £240,000 ** CHAIN FREE!!** A fantastic opportunity to purchase this three bedroom semi-detached property which has been renovated to a high standard by the current owner. Offering an ensuite, two reception rooms and a stylish kitchen and bathroom. Also being fully alarmed, having ample off road parking and a good sized garden. Situated on a bus route and with good road links to Sheffield City Centre and M1 Motorway. Close to great local amenities. Perfect for first time buyers or families alike!

SUMMARY

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PORCH

Enter via composite door into the useful porch with automatic lighting, laminate flooring and a door to the inner hallway.

INNER HALLWAY

Having a stair rise to the first floor and open to the kitchen/diner and lounge.

LOUNGE 10'9" x 17'11"

A bright reception room with clean white walls and laminate flooring. Spotlighting, two radiators and dual aspect windows.

KITCHEN/DINER 8'8" x 17'10"

A stylish kitchen/diner fitted with ample high gloss wall and base units, contrasting worktops and stainless steel splash back. One and a half sink with a drainer and mixer tap. Integrated dishwasher, washing machine and fridge/freezer. Oven, induction hob and extractor fan. Spotlighting, radiator and dual aspect windows. Door to the WC and uPVC door to the side.

DOWNSTAIRS WC 2'7" x 5'8"

Comprising of a vanity wash basin and close coupled WC. Automatic lighting, radiator and obscure glass window. Laminate flooring and a cupboard housing the boiler.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with spotlighting, radiator and access to the boarded loft via a fixed loft ladder. Doors to the three bedrooms and bathroom.

MASTER BEDROOM 8'11" x 13'4"

A generous sized bright and double bedroom with white walls, carpeted flooring and a large storage cupboard. Spotlighting, ladder style radiator and window to the front. Door to the ensuite.

ENSUITE 7'1" x 4'6"

A modern ensuite having a shower cubicle with an overhead and handheld shower, pedestal sink and close coupled WC. Spotlighting, radiator and obscure glass window. Part tiled walls and laminate flooring.

BEDROOM TWO 10'9" x 9'6"

A good sized double bedroom with white walls and carpeted flooring. Spotlighting, radiator and window to the front.

BEDROOM THREE 7'11" x 8'3"

A third generous sized single bedroom with white walls and carpeted flooring. Spotlighting, radiator and window to the rear.

BATHROOM 7'7" x 4'5"

A modern bathroom having a bath with an overhead and handheld shower, pedestal sink and close coupled WC. Spotlighting, chrome ladder style radiator and obscure glass window. Part tiled walls and laminate flooring.

OUTSIDE

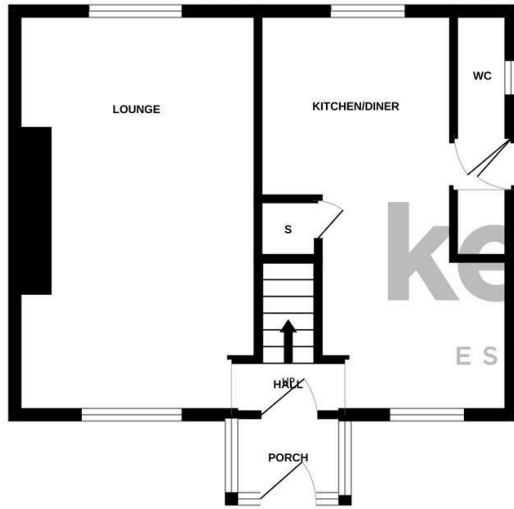
To the front of the property is pebbled and hardstanding driveway with off road parking for up to 4 cars and a gate to the rear.

To the rear of the property is a landscaped garden with decking and patio area. Path to the lawn and pebbled patio. Flowerbeds, hedging and fencing.

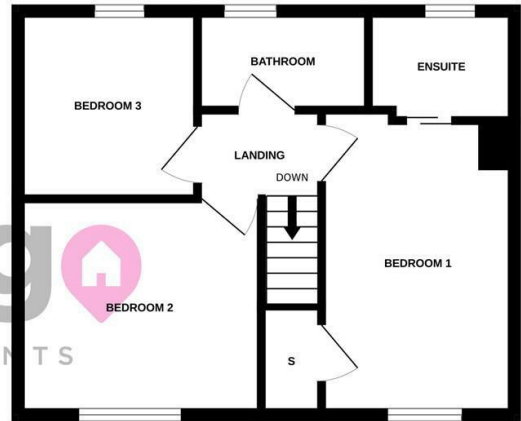
PROPERTY DETAILS

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

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.4 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		87
(81-91) B		
(69-80) C	74	
(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	

