

Marketing Preview



203 Moorthorpe Way, Owlthorpe, Sheffield, S20 6PB

£170,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this ready to move into two bedroom property which is situated in a quiet courtyard. Offering an enclosed garden. off road parking and garage. Close to Crystal Peaks and Drakehouse Retail Park. Close to amenities, road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

SUMMARY

CHAIN FREE!! A fantastic opportunity to purchase this ready to move into two bedroom property which is situated in a quiet courtyard. Offering an enclosed garden. off road parking and garage. Close to Crystal Peaks and Drakehouse Retail Park. Close to amenities, road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

PORCH

Enter via uPVC door into the porch tiled flooring and uPVC door to the hallway.

HALLWAY

Having a ceiling light, laminate flooring and radiator. Open to the kitchen and door to the lounge.

KITCHEN 7'10" x 8'6"

Fitted with modern wall and base units and white worktops. Stainless steel sink with a drainer. Oven, hob and extractor fan. Under counter space washing machine and space for a full height fridge/freezer. Ceiling light, laminate flooring, window to the front and boiler.

LOUNGE 11'9" x 15'5"

A spacious reception room with white walls and laminate flooring. Ceiling light, radiator and window to the rear. Stair rise to the first floor and uPVC door to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with ceiling light, access to the loft and doors to the two bedrooms and shower room.

BEDROOM ONE 11'9" x 12'1"

A good sized double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the rear.

BEDROOM TWO 5'4" x 12'11"

A second good sized single bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the front.

SHOWER ROOM 5'9" x 8'8"

Comprising of a shower cubicle with an overhead electric shower, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled acrylic sheets to walls, vinyl flooring and cupboard housing the hot water tank.

OUTSIDE

To the front of the property is a driveway and garage with power and lighting.

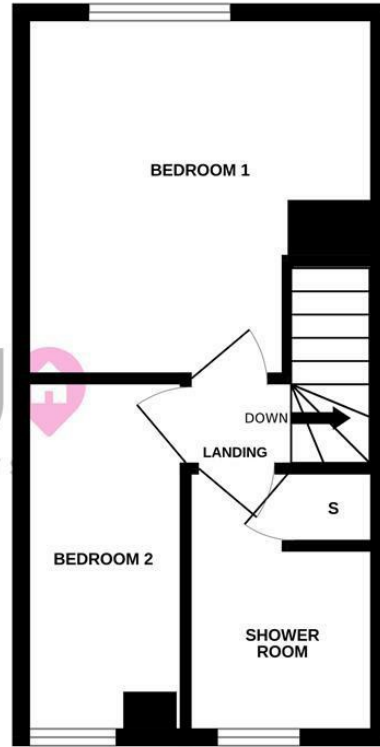
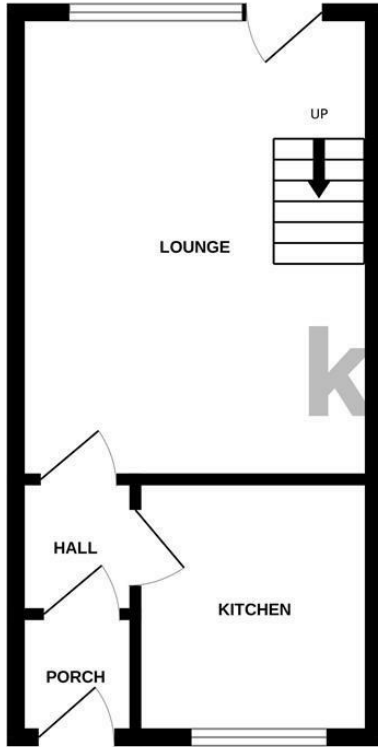
To the rear of the property is a patio, lawn, fencing and shrubbery.

PROPERTY DETAILS

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

GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.

1ST FLOOR
275 sq.ft. (25.6 sq.m.) approx.



key2go
STATE AGENT

TOTAL FLOOR AREA : 557 sq.ft. (51.8 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 | | 88 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (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 | |

