

## Marketing Preview



**227 Moorthorpe Way,, Sheffield,, S20 6PB**

**£285,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**







\*\*\* GUIDE PRICE £285,000-£295,000\*\*\* A fantastic opportunity to purchase this three double bedroom detached property which is situated in a quiet cul-de-sac location. Offering a downstairs WC, enclosed generous sized rear garden, off road parking and garage. Close to public transport links, amenities and road links to the City Centre and M1 Motorway. Perfect family home!

## SUMMARY

\*\*\* GUIDE PRICE £285,000-£295,000\*\*\* A fantastic opportunity to purchase this three double bedroom detached property which is situated in a quiet cul-de-sac location. Offering a downstairs WC, enclosed generous sized rear garden, off road parking and garage. Close to public transport links, amenities and road links to the City Centre and M1 Motorway. Perfect family home!

## HALLWAY

Enter via uPVC door into the hallway with neutral decor and laminate flooring. Ceiling light, radiator and stair rise to the first floor. Doors to the downstairs WC, dining room and lounge.

## DOWNSTAIRS WC 2'5" x 5'9"

Comprising of a close coupled WC and sink with storage. Ceiling light, radiator and window. Part tiled walls and vinyl flooring.

## DINING ROOM/SNUG 10'2" x 9'0"

A spacious living space with laminate flooring. Ceiling light, radiator and window.

## KITCHEN 13'6" x 8'5"

Fitted with ample wall and base units, contrasting worktops and tiled splash back. Integrated oven and electric hob. Space for a full height fridge/freezer and washing machine. Breakfast bar and storage cupboard. Ceiling light, radiator and window. Door to outside.

## LOUNGE 10'11" x 18'0"

A spacious reception room with laminate flooring and an electric fireplace with a marble surround. Ceiling light, two radiators and window. Door to the conservatory.

## CONSERVATORY 10'1" x 11'1"

A bright extra living space with laminate flooring and door to the rear.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, ceiling light and access to the loft. Doors to the three bedrooms, storage cupboard and bathroom.

## BEDROOM ONE 10'3" x 11'7"

A spacious double bedroom with neutral decor, carpeted flooring and fitted wardrobes with sliding doors. Ceiling light, radiator and window.

## BEDROOM TWO 10'9" x 11'7"

A second double bedroom with laminate flooring and fitted wardrobes. Ceiling light, radiator and window.

## BEDROOM THREE 8'0" x 9'1"

A third double bedroom with carpeted flooring and built in wardrobes. Ceiling light, radiator and window.

## BATHROOM 8'10" x 6'0"

A modern bathroom having a bath, walk in shower cubicle with a handheld shower and sliding glass doors. Sink and close coupled WC. Ceiling light, vinyl flooring and obscure glass window.

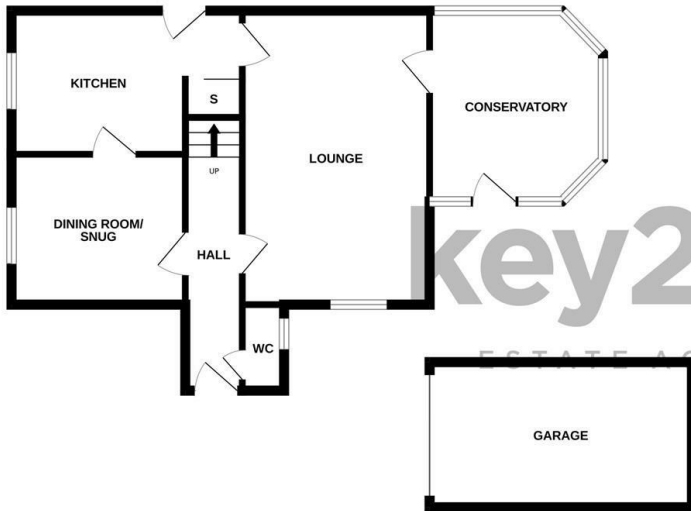
## OUTSIDE

To the rear of the property is a generous sized, enclosed and private with a lawn area, patio and access to the garage.

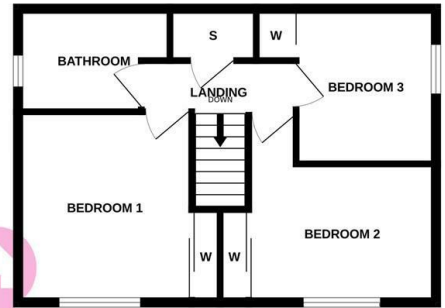
## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

GROUND FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 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.  
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</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	

