

Marketing Preview



22 Carson Mount, Sheffield, S12 3GA

£160,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this two bedroom semi-detached property. Offering a conservatory, shared driveway and an enclosed rear garden. Being close to shops and great transport links to the City Centre. Perfect for first time buyers!

SUMMARY

CHAIN FREE!! A fantastic opportunity to purchase this two bedroom semi-detached property. Offering a conservatory, shared driveway and an enclosed rear garden. Being close to shops and great transport links to the City Centre. Perfect for first time buyers!

HALLWAY

Enter into the hallway with a stair rise to the first floor and door to the lounge.

LOUNGE

Comprising of carpeted flooring, painted walls and a fireplace. Ceiling light, radiator and bay window.

KITCHEN/DINER

Fitted with wall and base units and worktops. Freestanding cooker and space for washing machine. Sink with a mixer tap. Part carpeted flooring and part painted/part tiled walls. Ceiling light, wall light, radiator and window.

CONSERVATORY

Having carpeted flooring and double doors leading to the rear.

STAIRS/LANDING

A stair rise to the first floor landing with two bedrooms and the shower room.

BEDROOM ONE

A double bedroom with painted walls, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window.

BEDROOM TWO

A second bedroom with carpeted flooring, painted walls and built in storage. Ceiling light, radiator and window.

SHOWER ROOM

Comprising of a shower cubicle with an electric shower, pedestal sink and WC. Tiled walls and obscure glass window.

OUTSIDE

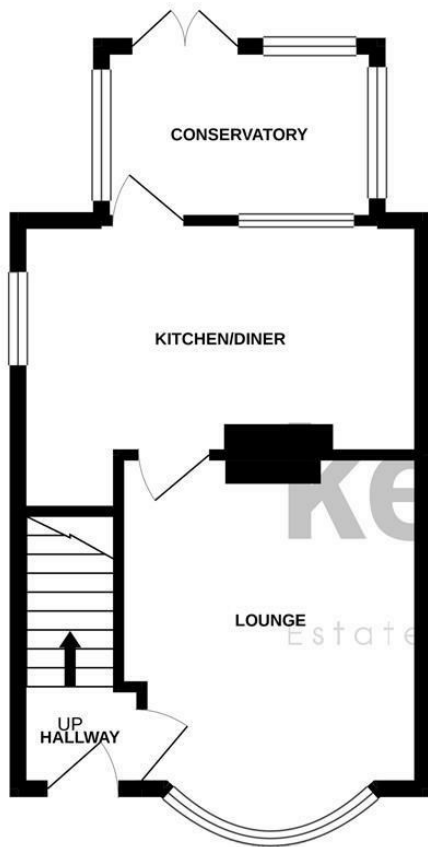
To the front of the property is a pebbled area, shrubbery and a shared driveway.

To the rear of the property is an enclosed garden with a lawn area and patio area. Shrubbery and fencing to the boundary.

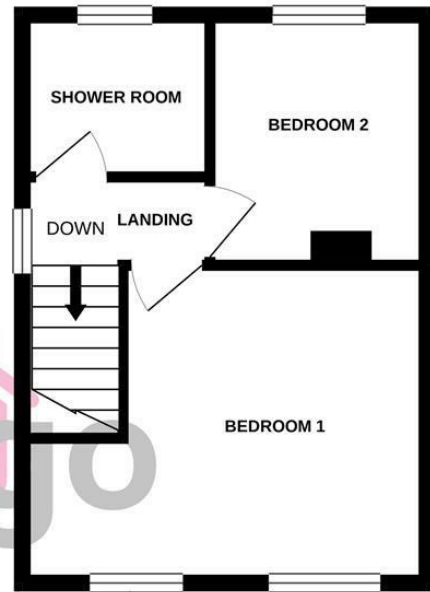
PROPERTY DETAILS

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

GROUND FLOOR



1ST FLOOR



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		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>