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ESTATE AGENTS

## Marketing Preview

**58 Toll House Mead, Mosborough, Sheffield, S20 5EN**

**£220,000**

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

CHAIN FREE!! A fantastic opportunity to purchase this private and well presented, two double bedroom semi-detached property which is situated well tucked away on a cul-de-sac. Offering a porch, off road parking and generous rear garden. Situated in a sought after area in the ever popular Mosborough Village. Close to great local amenities, schools and road links to the M1 Motorway and Sheffield City Centre. Perfect family home!!

## SUMMARY

CHAIN FREE!! A fantastic opportunity to purchase this private and well presented, two double bedroom semi-detached property which is situated well tucked away on a cul-de-sac. Offering a porch, off road parking and generous rear garden. Also having a newly fitted kitchen and bathroom. Situated in a sought after area in the ever popular Mosborough Village. Close to great local amenities, schools and road links to the M1 Motorway and Sheffield City Centre. Perfect family home!!

## PORCH

Enter via uPVC door into the porch with wooden flooring and neutral decor. Ceiling light, radiator and door to the lounge.

## LOUNGE 12'6" x 15'10"

A spacious reception room with neutral decor, feature wallpapered wall and wooden flooring. Two ceiling lights, two radiators and window. Under stairs storage cupboard and access to the stairs.

## KITCHEN 12'5" x 7'10"

A newly fitted kitchen with wall and base units, worktops and neutral tiled splash back. Oven, gas hob and extractor fan. One and a half sink with a drainer. Space for a fridge/freezer, space for a washing machine and space for a dining table. Neutral decor, neutral tiled flooring and boiler. UPVC door to the rear garden.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, ceiling light and handrail. Access to the loft and doors to the two bedrooms and bathroom.

## BEDROOM ONE 12'5" x 9'2"

A spacious double bedroom with neutral decor, feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window. Built in storage cupboard with a rail.

## BEDROOM TWO 12'5" x 8'0"

A second spacious double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window.

## BATHROOM 5'4" x 6'3"

A newly fitted bathroom having a bath with a handheld shower, sink and close coupled WC. Ceiling light, radiator and window. Neutral tiled walls and tiled flooring.

## OUTSIDE

To the front of the property is a stone area, pebbled area and space for one car.

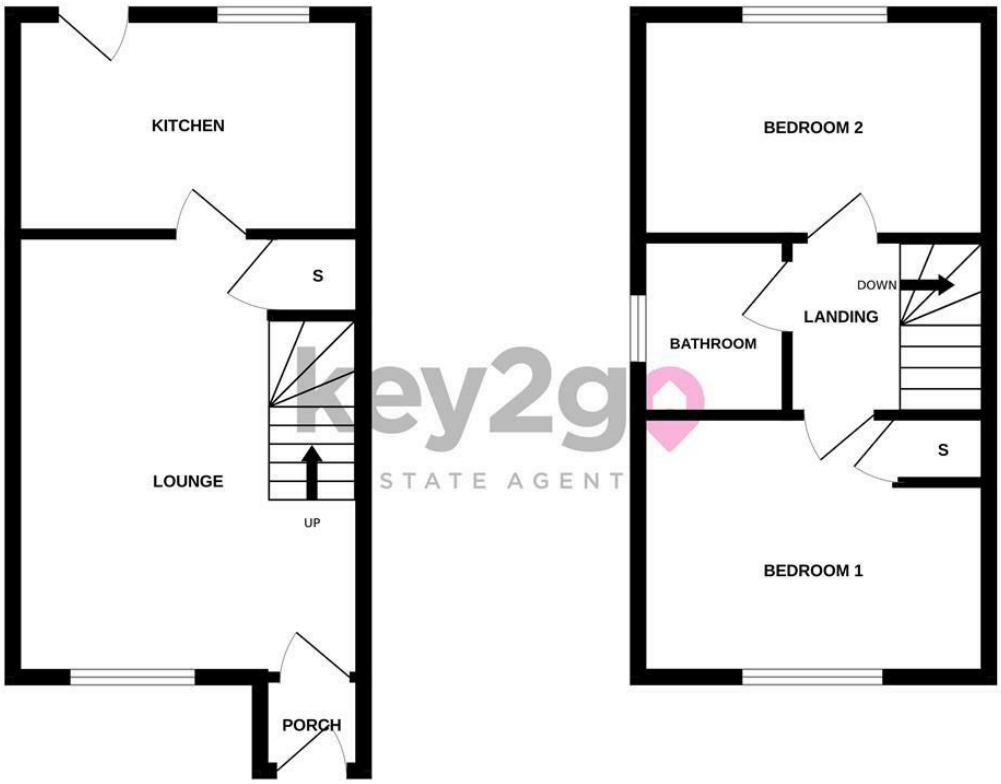
To the rear of the property is a landscaped, private and low maintenance garden with a shed and fencing surrounding.

## PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B

GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.

1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.




TOTAL FLOOR AREA : 609 sq.ft. (56.6 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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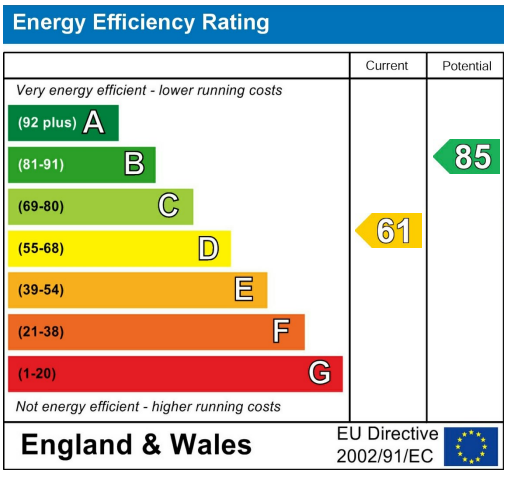

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