

Marketing Preview



90 High Street, Mosborough, Sheffield, S20 5AJ

£185,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



SUMMARY

CHAIN FREE! A fantastic opportunity to purchase this beautifully presented two bedroom cottage situated on a quiet shared road. Boasting charm and character and offering a stylish kitchen and bathroom. Also having resident parking and a large mature garden. Close to schools, amenities and bus routes. Road links into Sheffield, Chesterfield and the M1 Motorway. Ideal for first time buyers or buyers looking to downsize!

LOUNGE 12'5" x 12'0"

Enter via a uPVC door into the lounge with a feature wallpapered wall and fireplace. Also having a built in welcome mat and solid wooden flooring. Ceiling light, radiator and window to the front. Door to the kitchen.

KITCHEN 12'5" x 8'6"

A modern kitchen fitted with high gloss wall and base units, wood effect worktops and tiled splash back. One and a half stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine. Ceiling light, radiator and window to the rear. Tiled flooring, under stairs storage cupboard and door to the rear lobby.

REAR LOBBY

Having continued flooring and the stair rise to the first floor. Ceiling light, radiator and window to the rear. Composite door to the garden.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, stair rise to bedroom two and doors to bedroom one and the bathroom.

BEDROOM ONE 12'6" x 11'11"

A generous sized double bedroom with laminate flooring, fitted wardrobes and feature panelling to one wall. Ceiling light, radiator and window to the front.

BATHROOM 9'3" x 5'4"

Comprising of a bath with a mixer shower tap, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and tile effect flooring.

BEDROOM TWO 12'6" x 10'9"

A carpeted stair rise leading to the double attic bedroom with laminate flooring, original beams and eaves storage. Ceiling light, radiator and two velux style windows.

OUTSIDE

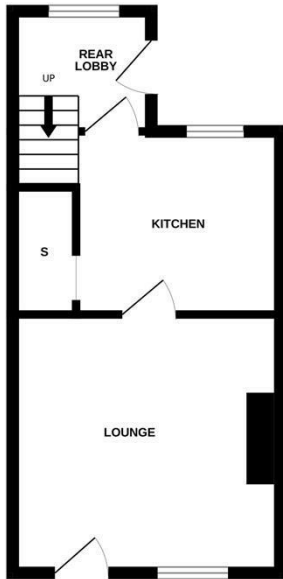
The property is located on a private shared road with residential parking.

To the rear of the property is a long, private and beautifully presented garden with a patio, lawn area and a second patio area. Shed, summer house and mature maintained flower beds. Shared access for neighbours.

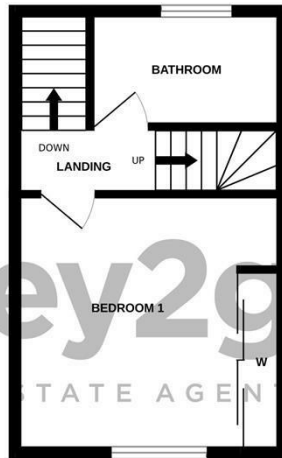
PROPERTY DETAILS

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

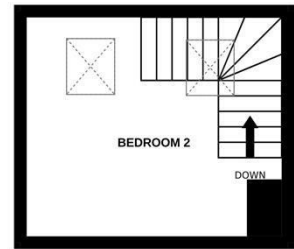
GROUND FLOOR
288 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR
258 sq.ft. (23.9 sq.m.) approx.



2ND FLOOR
131 sq.ft. (12.2 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



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