

Marketing Preview



3 Ladybank Road, Mosborough, Sheffield, S20 5DA

£210,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



CHAIN FREE! Don't miss your opportunity to purchase this deceptively spacious three bedroom semi-detached property which is tucked away on a quiet cul-de-sac in a sought after area. Offering a driveway, generous sized enclosed garden and ample built in storage space. Close to schools, the countryside and main bus routes. Road links to Sheffield, Chesterfield and the M1 Motorway. Perfect for first time buyers!

SUMMARY

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PORCH AND HALLWAY

Enter via a uPVC door into the useful porch with a wall light and uPVC door to the welcoming hallway. Vinyl flooring, meter cupboard and stair rise to the first floor. Ceiling light, radiator and obscure glass window. Doors to the lounge and kitchen.

LOUNGE 13'4" x 12'1"

Having painted walls, carpeted flooring and a feature fireplace. Ceiling light, radiator and window to the front.

KITCHEN/DINER 19'8" x 8'11"

Fitted with ample wall and base units, contrasting worktops and stainless steel/tiled splash backs. Stainless steel sink with a drainer and mixer tap. Double oven, hob and extractor fan. Two ceiling lights, radiator and window to the rear. Three storage cupboards, tile effect flooring and two windows to the rear. Open to the extended study.

STUDY 6'0" x 15'5"

An added extra space which could also be used as a play room, snug or dining area with painted walls and laminate flooring. Wall light, radiator and two windows. UPVC door to the rear garden.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, radiator and window. Storage cupboard, access to the loft and doors to the three bedrooms and bathroom.

BEDROOM ONE 13'9" x 10'7"

A generous sized double bedroom with painted walls, carpeted flooring and a storage cupboard. Ceiling light, radiator and window to the front.

BEDROOM TWO 10'10" x 8'7"

A second double bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and two windows to the rear.

BEDROOM THREE 8'10" x 7'7"

A single bedroom with neutral decor, vinyl flooring and an over stairs storage cupboard. Ceiling light, radiator and two windows.

BATHROOM 8'7" x 4'11"

Having a shaped bath with an overhead and handheld shower, vanity wash basin and WC. Spotlighting, chrome ladder style radiator and two obscure glass windows. Acrylic sheeting to the walls and tiled flooring.

OUTSIDE

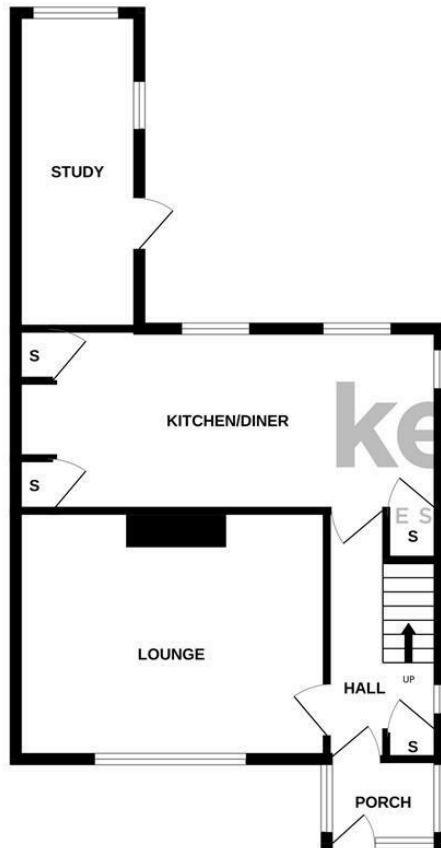
To the front of the property is a patterned concrete driveway with off road parking for one car and a secure gate leading to the rear.

To the rear of the property is a private, enclosed and generous sized garden with a patterned concrete patio, lawn area and a shed. Fences and hedging to the boundary.

PROPERTY DETAILS

- FREEHOLD
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft (91.6 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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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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