

Marketing Preview



95 Elm Crescent, Mosborough, Sheffield, S20 5AS

£190,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2



NO CHAIN! A unique opportunity to purchase this large two double bedroom semi-detached property which has been renovated by the current owner. Offering ample storage space, a stunning kitchen and bathroom. Being beautifully presented throughout and also having off road parking and a well presented garden. Close to amenities and road links to the City Centre and M1 Motorway. Backing onto countryside. Perfect for first time buyers!

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

SUMMARY

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HALLWAY

Enter via a side uPVC door into the spacious hallway with herringbone effect flooring and painted walls. Ceiling light, radiator and stair rise to the first floor. Doors to the lounge and kitchen/diner.

LOUNGE 15'9" x 10'3"

A bright and spacious reception room with laminate flooring, painted walls and under stairs storage cupboard. Ceiling light, two radiators and two windows to the front.

KITCHEN/DINER 12'1" x 10'2"

A stunning newly fitted kitchen with ample modern wall and base units and contrasting worktops. One and a half stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Spotlighting, radiator and window to the rear. Continued flooring and a uPVC door to the rear. Utility cupboard with space for a washing machine and tumble dryer.

STAIRS/LANDING

A newly carpeted stair rise to the first floor landing with a ceiling light, two windows and access to the loft. Storage cupboard housing the boiler and doors to the two bedrooms and shower room.

BEDROOM ONE 12'6" x 10'4"

A large double bedroom with neutral decor, laminate flooring and a storage cupboard. Ceiling light, radiator and window to the front.

BEDROOM TWO 11'2" x 8'10"

A good sized double bedroom with neutral decor, laminate flooring and a storage cupboard. Ceiling light, radiator and window.

SHOWER ROOM 7'5" x 5'6"

A stylish shower room having a walk in shower cubicle with an overhead shower, vanity wash basin and close coupled WC. Spotlighting, chrome ladder style radiator and two obscure glass windows. Fully tiled walls and tiled flooring.

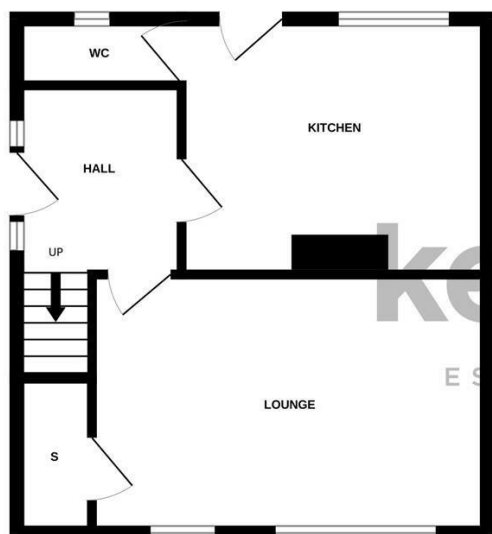
OUTSIDE

To the front of the property is a lawn area with flowerbeds, wrought iron gates to the driveway and a side gate to the rear.

To the rear of the property is a patio area, a lawn and a pebbled area. Shed and two brick built outhouses.

PROPERTY DETAILS

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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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