

Marketing Preview



8 Stone Street, Mosborough, Sheffield, S20 5AA

£165,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



CHAIN FREE! Don't miss your opportunity to purchase this three bedroom stone built terraced property which is deceptively spacious throughout and ready to move into. offering an enclosed garden and a modern kitchen and bathroom. Close to main bus routes, amenities and road links to Sheffield City Centre, Chesterfield and the M1 Motorway. Perfect for first time buyers or small families alike!

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

SUMMARY

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LOUNGE 12'1" x 12'9"

Enter via a uPVC door into the lounge with a feature painted chimney breast, laminate flooring and a feature fireplace. Ceiling light, radiator and window to the front. Door to the inner hallway.

INNER HALLWAY

Having vinyl flooring, the stair rise to the first floor and a door to the kitchen.

KITCHEN/DINER 12'0" x 13'7"

Fitted with ample wall and base units, contrasting worktops and tiled splash back. One and a half stainless steel sink with a drainer and mixer tap. Under counter space for a washing machine and space for a full height fridge/freezer. Oven, hob and extractor fan. Ceiling light, window to the rear and vinyl flooring. Storage cupboard and door to the cellar head which mirrors the lounge with power and lighting. UPVC door to the rear.

STAIRS/LANDING

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

BEDROOM ONE 12'1" x 12'1"

A generous sized double bedroom with a feature painted chimney breast, carpeted flooring and an over stairs storage cupboard. Ceiling light radiator and window.

BEDROOM TWO 6'4" x 10'8"

A small double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the rear.

BATHROOM 5'4" x 7'5"

A modern bathroom having a bath with a mixer shower tap, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled walls and vinyl flooring.

BEDROOM THREE 10'11" x 15'10"

A carpeted stair rise to the large double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and dormer window to the rear.

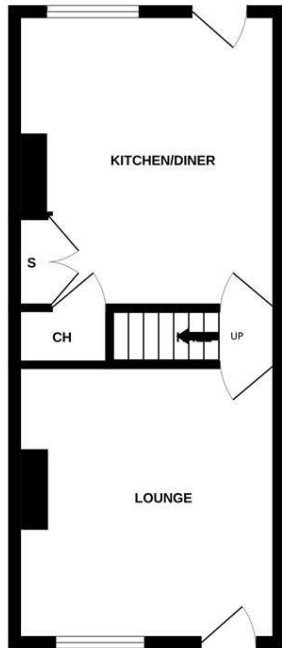
OUTSIDE

To the rear of the property is path that gives shared access for neighbours, an enclosed garden with a decking area and lawn area. Flowerbeds and a brick built outhouse.

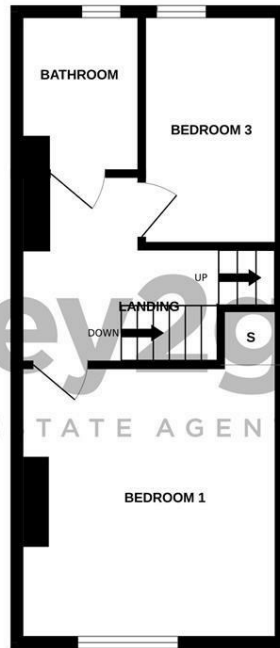
PROPERTY DETAILS

- FREEHOLD

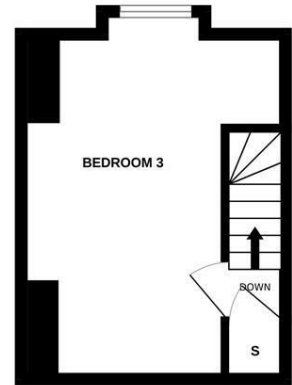
GROUND FLOOR



1ST FLOOR



2ND 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	82
England & Wales	EU Directive 2002/91/EC	



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