

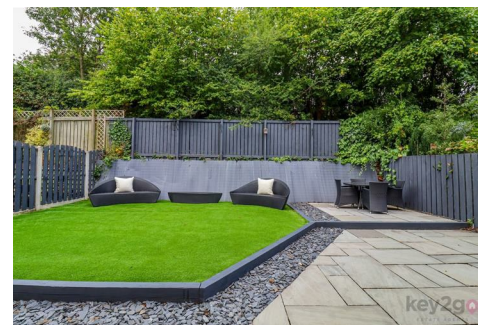
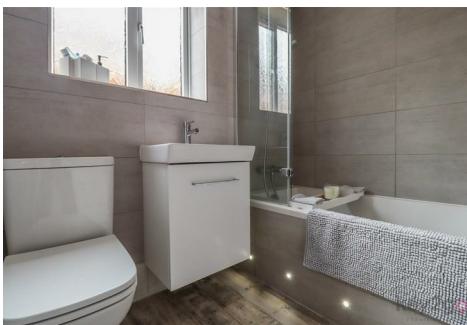
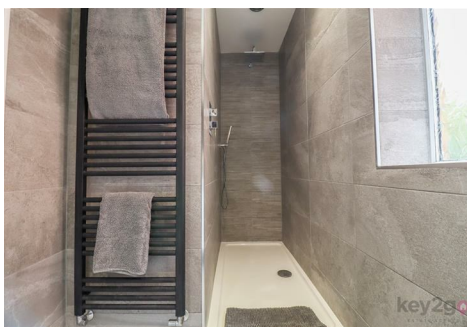
Marketing Preview



70 Moorthorpe Rise, Owlthorpe, Sheffield, S20 6QD

£425,000

Bedrooms 4, Bathrooms 3, Reception Rooms 2



WOW! CHAIN FREE! A fantastic opportunity to purchase this four/five-bedroom detached property set over three floors on a quiet road. Offering ample living space with an open-plan kitchen, sitting room, and a master bedroom with ensuite. The property also benefits from a landscaped garden, off-road parking, and a garage. Ideally located close to Crystal Peaks, Drakehouse Retail Park, and local schools, with excellent road links to Sheffield and the M1 motorway. A perfect family home!

SUMMARY

WOW! CHAIN FREE! A fantastic opportunity to purchase this four/five-bedroom detached property set over three floors on a quiet road. Offering ample living space with an open-plan kitchen, sitting room, and a master bedroom with ensuite. The property also benefits from a landscaped garden, off-road parking, and a garage. Ideally located close to Crystal Peaks, Drakehouse Retail Park, and local schools, with excellent road links to Sheffield and the M1 motorway. A perfect family home!

An open and welcoming hallway with doors leading to the downstairs WC, a large lounge spanning the width of the property, and the generously sized garage. The stair rise provides access to the first floor.

The first floor comprises a dining room/bedroom five and a stunning kitchen/diner with fully integrated appliances and a large island with sink, which is open to the sitting room and provides access to the rear. The stair rise leads to the second floor.

The second floor offers a master bedroom with fitted wardrobes and a stylish ensuite shower room, two double bedrooms, two large single bedrooms, and a family bathroom.

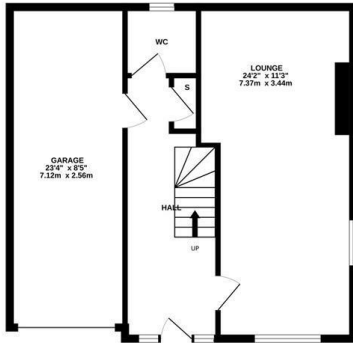
The front of the property provides access to the garage and a path leading to the rear garden, which features a patio, astroturf, and fencing, and backs onto woodland.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- NEW BOILER WITH A 10 YEAR GUARANTEE
- COUNCIL TAX BAND E - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN

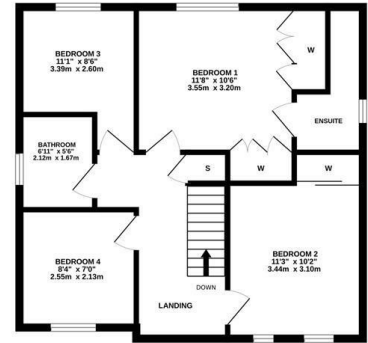
GROUND FLOOR



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	74	80
(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	

