

Marketing Preview



35 South Street, Mosborough, Sheffield, S20 5DE

£650,000

Bedrooms 5, Bathrooms 3, Reception Rooms 4



A VIEWING IS A MUST!! CHAIN FREE!! An internal inspection is highly recommended on this spacious five double bedroom stone built detached property which is situated on a highly sought after road on the edge of county side. Offering four reception rooms including an entertaining room, bathroom, shower room and downstairs WC. Also having off road parking, integral garage and enclosed low maintenance garden. The property is close to fantastic local amenities and main bus routes. With good road links to the M1 Motorway and Sheffield City Centre.

SUMMARY

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ENTRANCE LOBBY

Enter into bright and welcoming lobby with neutral decor, carpet flooring and feature fireplace with coal effect fire. Ceiling light, wall lighting and two radiators. Two windows, stair rise to first floor landing and doors to lounge and dining room.

LOUNGE 18'2" x 15'6"

A good sized lounge with neutral decor, carpet flooring and wooden cladding to ceiling. Feature log burner effect fire with beam above, two ceiling lights and radiators. Sliding patio doors to entertainment room.

ENTERTAINMENT ROOM 17'11" x 18'10"

Perfect entertaining space with continued decor from lounge and currently housing a full size pool table (not included). Ceiling and wall lighting, two radiators and windows and doors to rear creating a bright space.

STUDY/SITTING ROOM 12'0" x 11'1"

Great extra living space with neutral decor and carpet flooring. Wall lighting, radiator and bay window. Spiral staircase leads to master bedroom and door to integrated garage.

DINING ROOM 13'5" x 13'0"

A formal dining area with Carpet flooring and neutral decor. Ceiling and wall lights, two radiators and windows to the front and side. Door to breakfast kitchen.

BREAKFAST KITCHEN 27'8" x 14'2"

A spacious family room fitted with ample wall and base units, contrasting worktops and one and a half sink with mixer tap. Integrated gas hob, electric double oven and built in wine rack. Built in fridge and space for dishwasher. Two ceiling lights, spot lighting, radiator and telephone point. Two windows to the side and rear, tiled flooring and door to utility room.

UTILITY ROOM 6'7" x 13'6"

With worktops and space for washing machine, tumble dryer and free standing tall freezer. Two ceiling lights, radiator, neutral decor and tiled flooring. Doors to front, rear and downstairs WC. Access to loft.

DOWNSTAIRS WC 2'8" x 5'7"

Comprising of low flush WC and wash basin. Ceiling light, obscure glass window, neutral decor and tiled flooring.

STAIRS/LANDING

A carpet stair rise leads to galley landing with four ceiling lights, three wall lights, radiator and smoke alarm. Built in storage cupboard and bookcase. Doors to five bedrooms, bathroom and shower room. Access to loft.

MASTER BEDROOM 29'10" x 11'2"

A larger than average master bedroom with neutral decor and carpet flooring. Built in wardrobes, dressing table and drawers. Ceiling lights, wall lights and radiator. Dual aspect windows with scenic views to the rear. Spiral stair case descends to study/sitting room.

BEDROOM TWO 19'11" x 13'10"

A second large double bedroom with seating area on entry, neutral decor and carpet flooring. Built in wardrobes, cupboards, dressing table and drawers. Ceiling lights, wall lights, radiator and window to the rear. Access to loft.

BEDROOM THREE 11'7" x 13'2"

A third double bedroom with neutral decor, carpet flooring, built in wardrobe and dressing table. Ceiling and wall lighting, radiator and two windows.

BEDROOM FOUR 13'1" x 13'1"

A fourth double bedroom with carpet flooring and neutral decor. Built in wardrobes, drawers and dressing table. Two ceiling lights, wall lighting and two radiators. Two windows to the front and side.

BEDROOM FIVE 12'8" x 8'9"

A fifth double bedroom with neutral decor, carpet flooring and built in wardrobe and dressing table. Ceiling light, radiator and window to the front.

BATHROOM 6'2" x 13'1"

A spacious bathroom comprising of corner bath with hand held shower, shower cubicle with plumbed in shower, vanity unit with wash basin and back to the wall WC. Recess spot lighting and wall lighting. Radiator, extractor fan and hair dryer. Obscure glass window to the rear and fully tiled walls and flooring.

SHOWER ROOM 8'7" x 6'11"

Having walk in shower cubicle with plumbed in shower, pedestal sink and close coupled WC. Recess spot lighting, extractor fan, radiator and hair dryer. Obscure glass window, fully tiled walls and flooring. Access to loft.

OUTSIDE

To the front of the property is a patio area, wall to boundary and shrubs.

To the side of the property is off road parking and gate which leads to integral garage.

To the rear of the property is a low maintenance enclosed garden with gravel area, shrubs and patio.

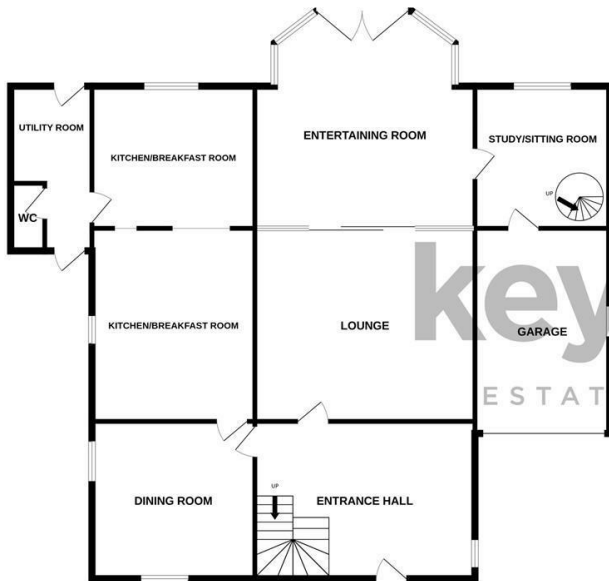
GARAGE 11'3" x 16'10"

A good sized garage with power, lighting, radiator, water, boiler and window.

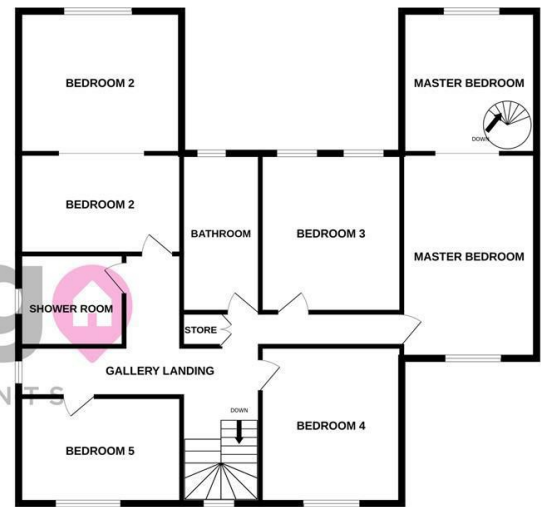
PROPERTY DETAILS

- FREEHOLD
- DOUBLE TIMBER FRAMED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND F - SHEFFIELD CITY COUNCIL
- SUBJECT TO RESTRICTIVE COVENANTS

GROUND FLOOR
1778 sq.ft. (165.2 sq.m.) approx.



1ST FLOOR
1390 sq.ft. (129.2 sq.m.) approx.

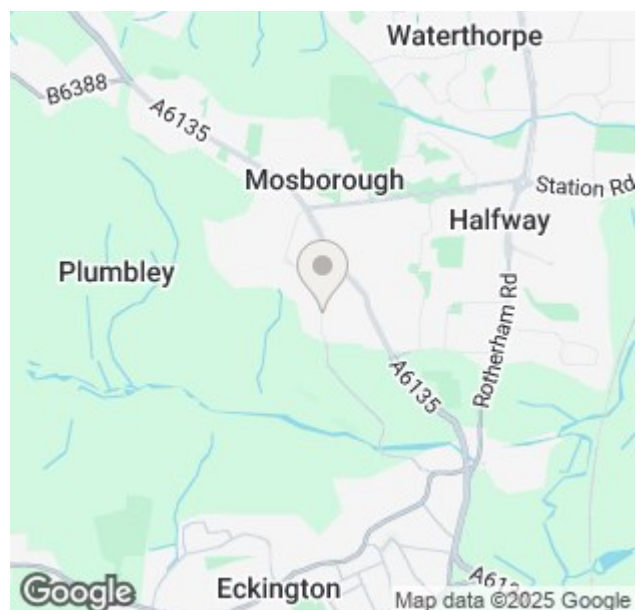


TOTAL FLOOR AREA : 3169 sq.ft. (294.4 sq.m.) approx.

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		75
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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