

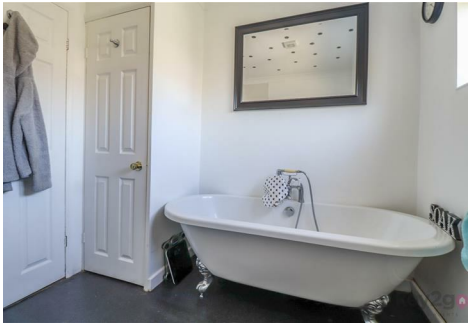
## Marketing Preview



**1 Shipman Court, Mosborough, Sheffield, S20 5DQ**

**£270,000**

**Bedrooms 3, Bathrooms 2, Reception Rooms 1**



A unique opportunity to acquire this extended, spacious detached bungalow, offering three bedrooms and two bathrooms, along with off-road parking and a garage. The property benefits from gardens to the side and rear and offers masses of potential for personalisation. Situated within an exclusive cul-de-sac in a highly sought-after village location.

## SUMMARY

A unique opportunity to acquire this extended, spacious detached bungalow, offering three bedrooms and two bathrooms, along with off-road parking and a garage. The property benefits from gardens to the side and rear and offers masses of potential for personalisation. Situated within an exclusive cul-de-sac in a highly sought-after village location.

The property opens into a welcoming hallway leading to a spacious lounge with front-facing windows, allowing plenty of natural light. A door leads to the kitchen, which provides access to the rear garden. The accommodation comprises three bedrooms, one benefiting from an en-suite, while another offers direct access to the conservatory. A family bathroom completes the internal layout.

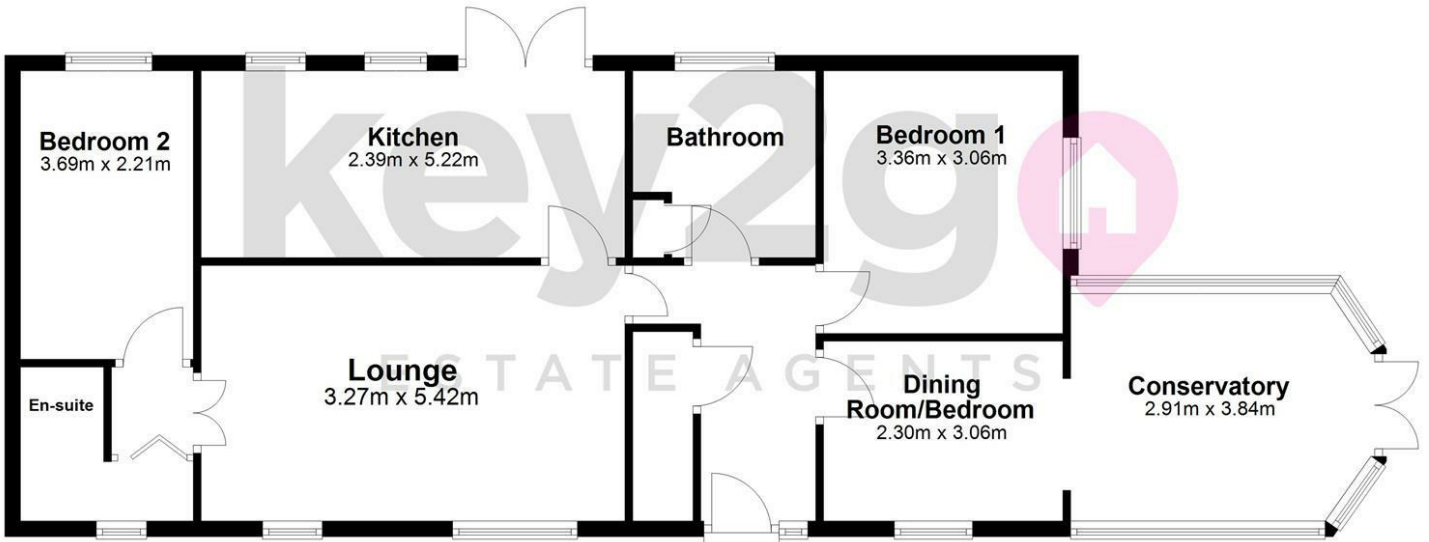
Situated on a desirable corner plot, the property benefits from a lawned garden to the side and a patio area to the rear, ideal for outdoor seating and entertaining. A driveway provides off-road parking and leads to a detached garage.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER - THE BOILER HAS BEEN CONDEMNED
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

### Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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