





11 Moor Farm Avenue

Mosborough • Sheffield • S20 5JP

Guide Price £280,000 to £290,000

This beautifully presented three-bedroom detached family home is situated in the popular village of Mosborough. The property boasts a newly fitted kitchen and bathroom, a combination boiler, a single garage and attractive, well-maintained landscaped gardens. Offering spacious and well-appointed accommodation throughout, this is an ideal home for buyers and is ready to move into. A composite entrance door opens into the hallway, which features laminate flooring and provides access to the cloakroom/W.C., fitted with a vanity unit and laminate flooring. The lounge is tastefully presented in warm, stylish tones, with a feature panelled wall creating an attractive focal point. A further door leads into the open-plan kitchen/dining room, fitted with a modern range of high-gloss wall and base units complemented by granite-effect worktops. Integrated appliances include a four-ring gas hob, double oven, dishwasher and fridge/freezer, with additional space for a washing machine. A door provides direct access to the rear garden. To the first floor are three generously proportioned bedrooms, all featuring neutral décor and downlighting. The recently fitted family bathroom comprises a modern white suite, including a concealed-flush W.C., vanity unit and P-shaped bath with a drench-style shower over. The room is finished with part-tiled walls and downlighting. OUTSIDE To the front of the property is a lawned garden, alongside a driveway providing off-road parking for two vehicles and access to the single garage. The garage houses the combination boiler and benefits from a courtesy door leading to the rear garden. The rear garden is attractively landscaped and beautifully maintained, featuring a lawn, Indian stone patio and raised, boxed borders stocked with a variety of established plants and shrubs. The garden is fully enclosed by rustic fencing, creating a pleasant and private outdoor space for relaxing and entertaining. MOSBOROUGH Mosborough is a charming village on the south-eastern outskirts of Sheffield, offering a welcoming community atmosphere alongside convenient access to the city and surrounding countryside. The village benefits from a range of local shops, cafés, pubs and schools, while Crystal Peaks Shopping Centre and Rother Valley Country Park are close by, providing a variety of shopping, leisure and recreational facilities. Excellent transport links include regular bus services and convenient access to the M1 motorway, making Mosborough an attractive location for families and commuters alike.



- 3 Bedroom, detached house
- Newly fitted kitchen and bathroom
- Sought after location
- Well presented
- uPVC double glazing
- Gas central heating
- Landscaped gardens
- Driveway
- Well placed for local amenities
- Council tax band C, EPC band D



11 MOOR FARM AVENUE

APPROXIMATE GROSS INTERNAL AREA = 68.1 SQ M / 734 SQ FT

GARAGE = 15.9 SQ M / 171 SQ FT

TOTAL = 84.0 SQ M / 905 SQ FT

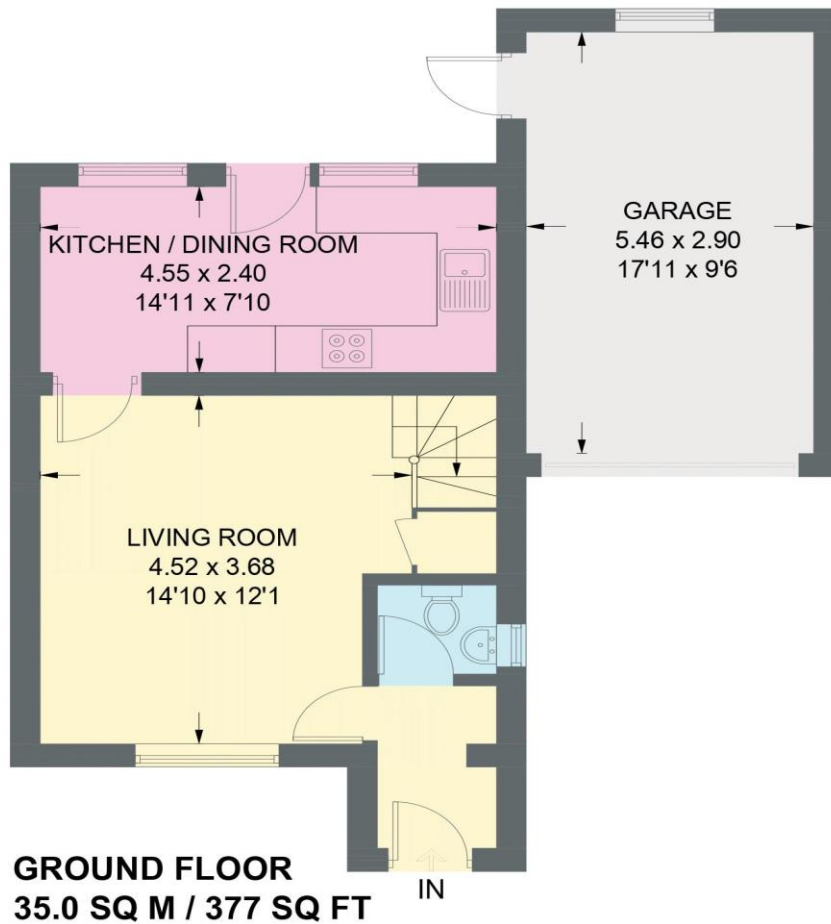
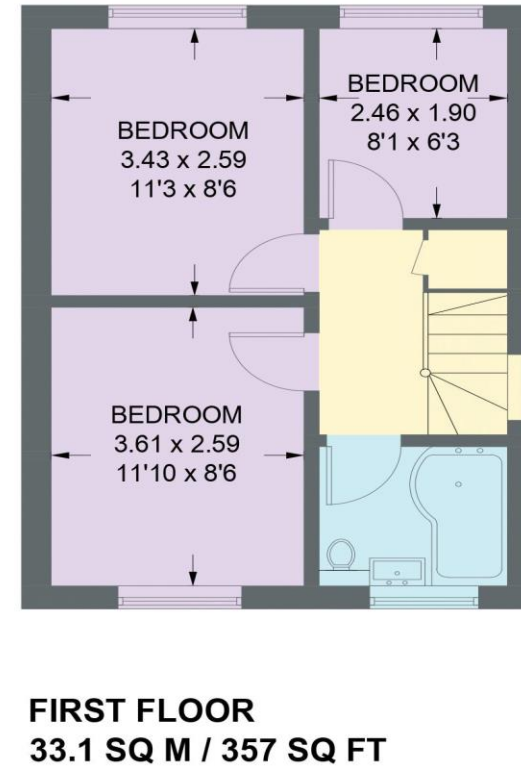


Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.