

Saxton Mee



Mowson Lane Worrall Sheffield S35 0AJ
Guide Price £375,000

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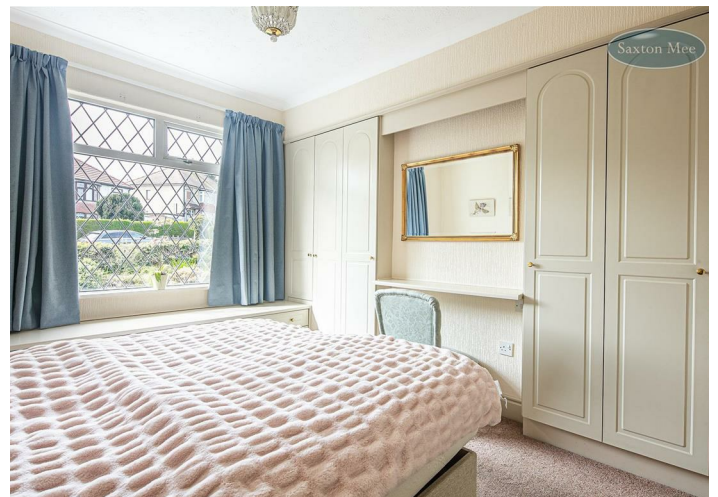
GUIDE PRICE £375,000-£395,000 ** FREEHOLD ** NO CHAIN ** An exciting opportunity has arisen to purchase this two double bedroom, two bathroom detached bungalow which is situated on this sought-after road in the village of Worrall. The property sits in approximately 1/4 acre of land including lovely gardens to the front and rear and benefits from a driveway providing off-road parking, an integral garage, uPVC double glazing and gas central heating. The property is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

In brief, the living accommodation comprises: enter via a uPVC door into the entrance hall with a storage cupboard that gives access to the loft space and houses the Vaillant gas boiler. There is access into the lounge, dining room, double bedroom two and a shower room. The lounge has a front bay window and a fireplace. The dining room has a uPVC sliding door opening onto the rear garden and patio. There is access to the extended kitchen/breakfast room which has a range of units with a worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven, four ring hob with extractor above, dishwasher and fridge. There is a rear uPVC entrance door and access to the integral garage with an electric door and a rear door.

From the kitchen, there is an inner lobby with access to a modern and contemporary shower room and the principal double bedroom which has fitted wardrobes.

- TWO DOUBLE BEDROOM, TWO BATHROOM DETACHED BUNGALOW
- GOOD SIZED PLOT
- GARDENS TO THE FRONT & REAR
- LOUNGE WITH BAY WINDOW
- DINING ROOM & KITCHEN/BREAKFAST ROOM
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- INTEGRAL GARAGE
- SOUGHT-AFTER-LOCATION
- EASY ACCESS TO THE CITY CENTRE
- AMENITIES, GOOD LOCAL SCHOOLS & TRANSPORT LINKS CLOSE-BY





OUTSIDE

To the front of the property is a lawned garden with planted borders. A block paved driveway leads to the garage. Access down either side to the good sized rear garden which is mostly laid to lawn with planted borders. There is a patio, allotment and greenhouse.

LOCATION

Located in the parish of Bradfield, Worrall is a beautiful rural village with local shops and amenities within easy reach. You have countryside walks on the doorstep and transport links include bus routes into Sheffield and surrounding towns. There are also a number of schools in the area for all ages.

MATERIAL INFORMATION

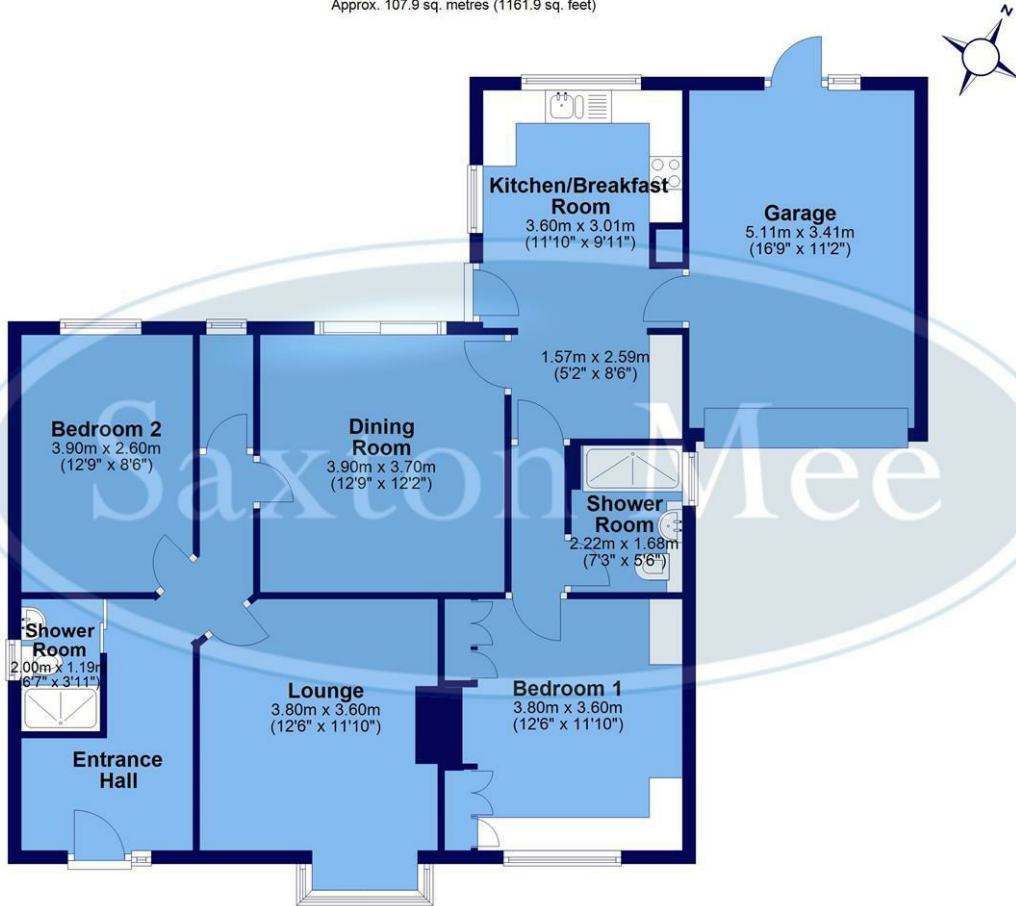
The property is Freehold and currently Council Tax Band D.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Ground Floor
Approx. 107.9 sq. metres (1161.9 sq. feet)



Total area: approx. 107.9 sq. metres (1161.9 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-60)	C		
(55-60)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	