

## Marketing Preview



**8 Stone Street, Mosborough, Sheffield, S20 5AA**  
**£165,000**

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



CHAIN FREE! Don't miss your opportunity to purchase this two bedroomed stone built terraced property with an occasional attic room. Deceptively spacious throughout and ready to move into. Offering an enclosed garden and a modern kitchen and bathroom. Close to main bus routes, amenities and road links to Sheffield City Centre, Chesterfield and the M1 Motorway. Perfect for first time buyers or small families alike!

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

## **SUMMARY**

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## **LOUNGE 12'1" x 12'9"**

Enter via a uPVC door into the lounge with a feature painted chimney breast, laminate flooring and a feature fireplace. Ceiling light, radiator and window to the front. Door to the inner hallway.

## **INNER HALLWAY**

Having vinyl flooring, the stair rise to the first floor and a door to the kitchen.

## **KITCHEN/DINER 12'0" x 13'7"**

Fitted with ample wall and base units, contrasting worktops and tiled splash back. One and a half stainless steel sink with a drainer and mixer tap. Under counter space for a washing machine and space for a full height fridge/freezer. Oven, hob and extractor fan. Ceiling light, window to the rear and vinyl flooring. Storage cupboard and door to the cellar head which mirrors the lounge with power and lighting. UPVC door to the rear.

## **STAIRS/LANDING**

A carpeted stair rise to the first floor landing with a ceiling light, radiator and doors to the two bedrooms and bathroom. Stairway to the occasional attic room.

## **BEDROOM ONE 12'1" x 12'1"**

A generous sized double bedroom with a feature painted chimney breast, carpeted flooring and an over stairs storage cupboard. Ceiling light radiator and window.

## **BEDROOM TWO 6'4" x 10'8"**

A small double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the rear.

## **BATHROOM 5'4" x 7'5"**

A modern bathroom having a bath with a mixer shower tap, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled walls and vinyl flooring.

## **ATTIC SPACE 10'11" x 15'10"**

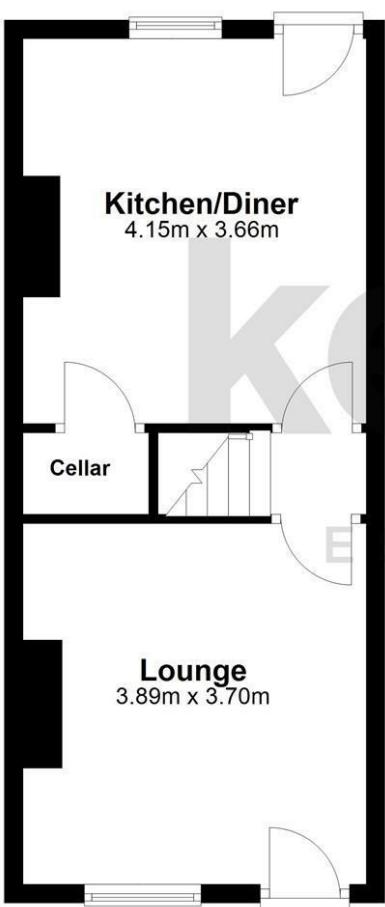
Carpeted stairs rise to the large room which could be used as an office space or bedroom space subject to necessary permission. Neutral decor and carpeted flooring. Ceiling light, radiator and a dorma window to the rear.

## **OUTSIDE**

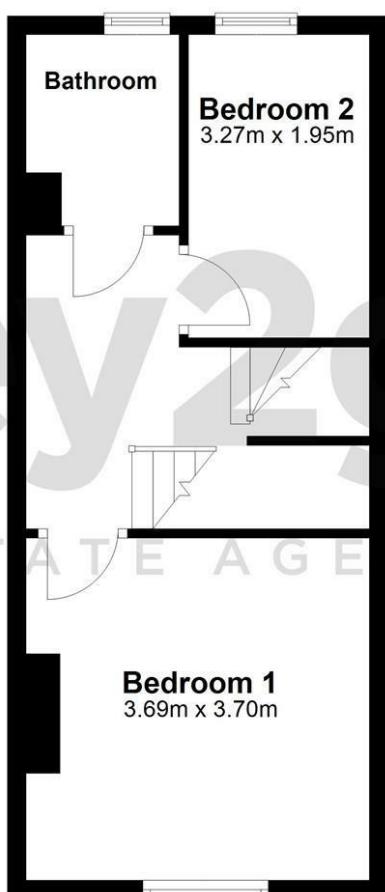
To the rear of the property is path that gives shared access for neighbours, an enclosed garden with a decking area and lawn area. Flowerbeds and a brick built outhouse.

## **PROPERTY DETAILS**

## Ground Floor



## First Floor



## Second Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

