

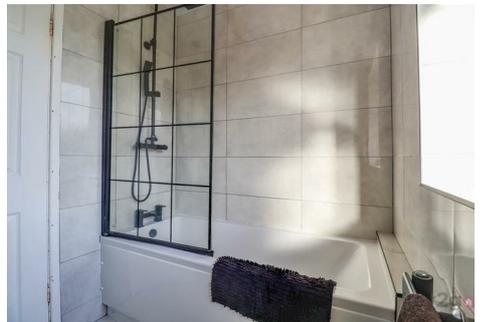
## Marketing Preview



**13A Cadman Street, Mosborough, Sheffield, S20 5BU**

**£270,000**

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



A unique opportunity – viewing is essential to fully appreciate this stunning, extended stone-fronted end terrace home. Stylishly presented throughout and ready to move straight into, the property offers two reception rooms, a useful utility space with a downstairs WC, and the added benefit of a garage. Close to great local amenities and road links to Sheffield, Chesterfield and the M1 Motorway. Situated in the ever popular Mosborough Village, this property is perfect for first time buyers or families!

## SUMMARY

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Entrance is via a composite door into the welcoming hallway, where stairs rise to the first floor. A door leads into the bright living area, featuring a bay window to the front and offering an open plan feel through to the dining area. From here, there is access to a useful utility room. The space continues into the stunning kitchen extension, fitted with ample wall and base units. Skylights flood the room with natural light, while patio doors open out onto the rear garden, creating a seamless connection between indoor and outdoor living.

Stairs rise to the first floor landing, which gives access to two well proportioned double bedrooms, both benefiting from fitted wardrobes and positioned to the front and rear respectively. There is also a single bedroom, ideal as a child's room, home office or nursery. The floor is completed by a newly fitted bathroom, finished to a modern standard.

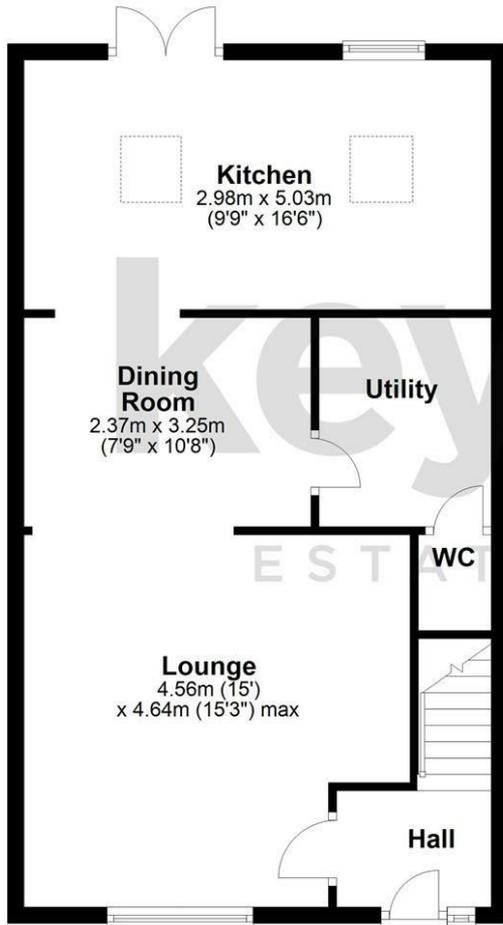
To the rear is a well maintained garden featuring a patio area and lawn, providing a pleasant space for outdoor seating and entertaining. Access via a side road from Cadman Court leads to the garage and off road parking for one car.

## PROPERTY DETAILS

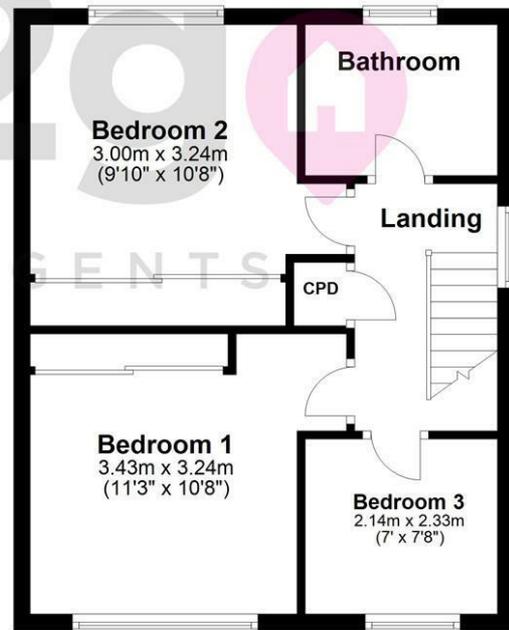
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(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	

