

Marketing Preview



16 Gray Street, Mosborough, Sheffield, S20 5BW

£250,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



****GUIDE PRICE £250,000 - £260,000** NO CHAIN!** This three-bed semi-detached home is situated in the sought-after Mosborough Village, on a quiet cul-de-sac. It features a driveway providing off-road parking and a garage, a well-presented and generous rear garden, and a conservatory. Close to local amenities, this property offers the perfect family home.

SUMMARY

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The porch leads to the hallway, which is bright, neutral, spacious and welcoming, with built-in storage. The lounge/diner is large and open-plan, with a neutral decor, carpet, window, space for dining, and access to the conservatory. The conservatory has a window, carpet, and double doors leading to the rear. The kitchen offers ample wall and base units, an integrated oven, gas hob, storage cupboard, a window overlooking the garden, and a door leading to the garage.

The stairs and landing are neutral with carpet, a handrail, a window, access to the loft, and a storage cupboard. Bedroom one is a double with carpet, a large built-in wardrobe, and a window. Bedroom two is a double with carpet, a built-in wardrobe, and a window, while bedroom three is a single with carpet and a window. The shower room is stylish, featuring a walk-in shower unit with glass sliding doors, a toilet, sink, vinyl flooring, and an obscure window.

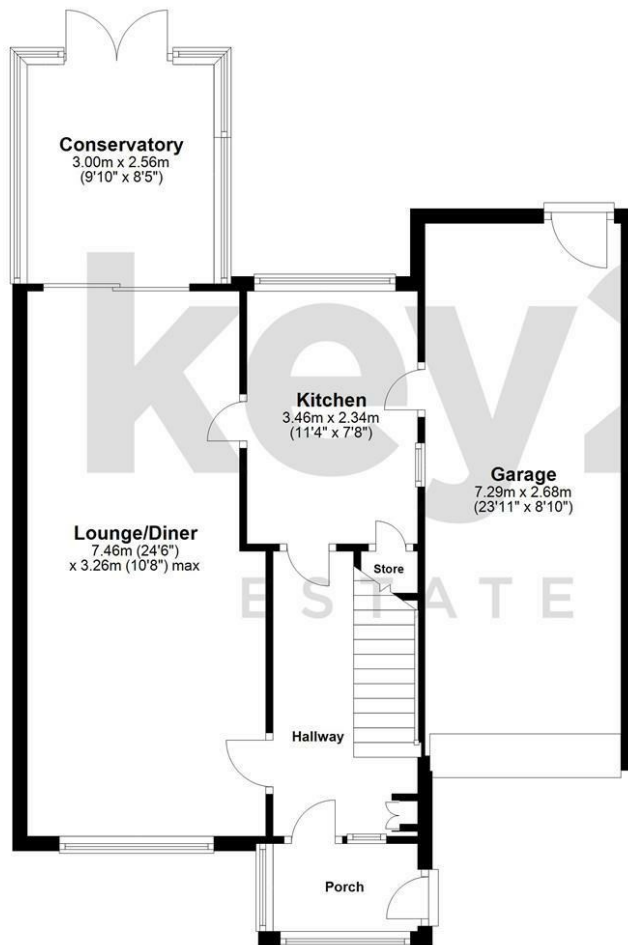
The front is private, enclosed, and well presented, with a lawn, driveway providing off-road parking, and access to the garage. The rear garden is generous, private, enclosed, and well presented, with low-maintenance features, access to the garage, shrubbery, a patio area, and a lawn.

PROPERTY DETAILS

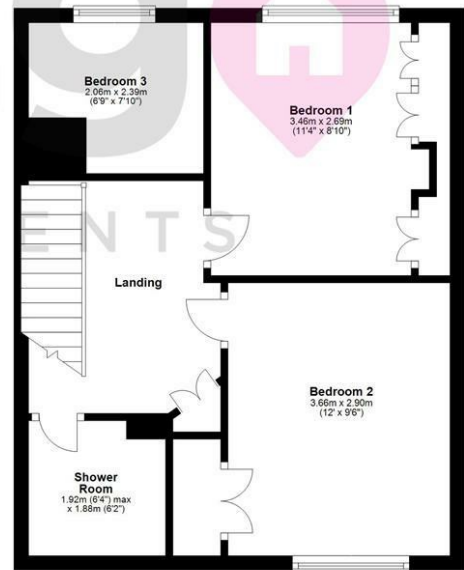
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>